

AGENDA ITEM#	1
BOARD MEETING DATE	6-3-2026

**RESOLUTION AUTHORIZING A CLOSED CAUCUS  
REGARDING PERSONNEL MATTERS, LITIGATION  
AND STRATEGY**

**WHEREAS**, matters pertaining to the above may be discussed by the Board of Commissioners in a Closed Caucus; and,

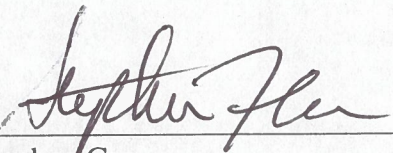
**WHEREAS**, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, to authorize a Closed Caucus to review the above matters.

**DATED: June 3, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold			✓		✓	
T. Hurley			✓			
C. Mullins	✓	✓	✓			
S. Prince			✓			
J. Dublin					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of June 3, 2026, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Executive Director/Secretary

**SEAL**

AGENDA ITEM#	2
BOARD MEETING DATE	6-3-2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MAY 13, 2026 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.**

**WHEREAS,** the Board of Commissioners held a Board of Commissioners Meeting on May 13, 2026; and,

**WHEREAS,** the close caucus minutes of the Meeting must be presented to the Board of Commissioners for approval; and

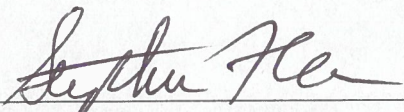
**WHEREAS,** the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached close caucus minutes of the May 13, 2026, Board of Commissioners Meeting are approved.

**DATED: June 3, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
D. Brown		✓	✓			
B. Dawson			✓			
A. Herbold			✓		✓	
T. Hurley			✓			
C. Mullins			✓			
S. Prince	✓		✓			
J. Dublin					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of June 3, 2026, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	6-3-2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE  
OF THE MINUTES OF THE REGULAR BOARD OF  
COMMISSIONERS REGULAR/RE-ORGANIZATION  
MEETING HELD ON MAY 13, 2026**

**WHEREAS**, the Board of Commissioners held a Regular/Re-Organization Meeting on May 13, 2026; and,

**WHEREAS**, the minutes of the Meeting must be presented to the Board of Commissioners for approval; and

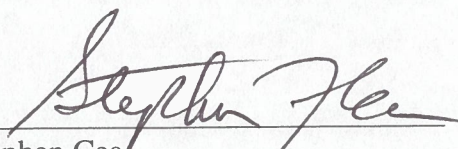
**WHEREAS**, the minutes of the Board of Commissioners Regular/Re-Organization Meeting have been presented to the Board for review and approval (attached):

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners, that the attached minutes of the May 13, 2026, Board of Commissioners Meeting are approved.

**DATED: June 3, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
D. Brown		✓	✓			
B. Dawson			✓		✓	
A. Herbold			✓			
T. Hurley			✓			
C. Mullins			✓			
S. Prince	✓		✓			
J. Dublin					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of June 3, 2026, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Executive Director/Secretary

**SEAL**

AGENDA ITEM#	4
BOARD MEETING DATE	6-3-2026

**RESOLUTION BY THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR  
THE MONTH OF JUNE 2026**

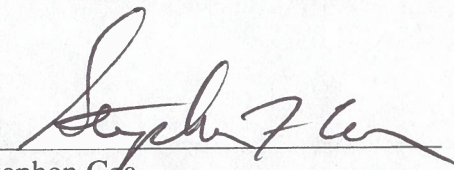
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

NOW THEREFORE, BE RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve Accounts Payable for the month of June of 2026.

Dated: June 3, 2026

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓		✓	
A. Herbold			✓			
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of June 3, 2026, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	6-3-2026

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO UNIQUE GLASS & DOORS LLC FOR GLASS REPLACEMENT AND RELATED SERVICES FOR ALL JCHA DEVELOPMENTS, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS**

**WHEREAS**, it has been deemed necessary by the JCHA to public bid for glass replacement and related services at all JCHA developments for a period of two years with an option to renew for an additional year; and

**WHEREAS**, in accordance with the JCHA's Procurement Policy guidelines and governing Statutes of the State of New Jersey, the JCHA properly bid for said service on March 18, 2026, less that (3) bids were received and contract rebid, and on April 22, 2026, the JCHA received a total of (2) bid packages or award consideration as follows:

- SMAC Corp, Saddle Brook, New Jersey (Rejected)
- In-Line Architectural Glass, Fairfield, NJ (Rejected)

**WHEREAS**, in accordance with the JCHA Procurement Policy the bidders are being rejected because the lowest bid substantially exceeds the cost estimates for the goods or services; and

- SMAC (combined hourly rate \$278.00) and
- In-Line (combined hourly rate \$324.00)

**WHEREAS**, the JCHA Procurement Policy provides the ability to negotiate contract prices for contracts where all bids have been rejected or no bids received on at least two prior occasions, subject to a later 2/3 majority resolution authorizing award of the contract, as provided by N.J.S.A 40A:11-5(3)(i-iii); and

**WHEREAS**, Unique Glass provided a negotiated combined hourly rate of \$64.00; and

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO UNIQUE  
GLASS & DOORS LLC FOR GLASS REPLACEMENT AND RELATED SERVICES  
FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION  
FOR AN ADDITIONAL TWO (2) YEARS

**-Page 2-**

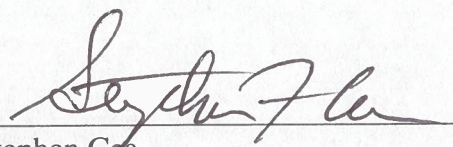
**WHEREAS**, Unique Glass has provided these services in the past in a satisfactory manner, and the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED**, that the JCHA Board of Commissioners authorizes the award of a contract with Unique Glass & Doors LLC, 523 Communipaw Ave., Jersey City, New Jersey 07305 at a combined hourly rate of \$64.00 and a maximum contract expenditure of eighty thousand (\$80,000.00) for glass replacement and related services for all JCHA developments for a period of two (2) years with an option for additional two (2) years.

**DATED: June 3, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of June 3, 2026, in the presence of a legally binding quorum.

  
 Stephen Cca  
 Executive Director/Secretary

93 SEAL

AGENDA ITEM#	6
BOARD MEETING DATE	6-3-2026

**RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE YORK STREET PROJECT (YSP) TO CONTINUE ADMINISTERING VOUCHERS IN CONNECTION WITH THE JERSEY CITY AND HUDSON COUNTY RAPID RE-HOUSING PROGRAMS**

**WHEREAS**, the York Street Project (YSP) was awarded Vouchers under the Department of Housing and Urban Development (HUD) Rapid-Re-Housing Program (HPRP). The HPRP funding will provide shallow, short-term financial assistance and case management services to prevent at-risk individuals and families from becoming homeless, and to quickly re-house and stabilize those who have recently become homeless. The Hudson County Division of Housing and Community Development will be responsible for overseeing the HPRP Program, and will be responsible for all associated monitoring; and

**WHEREAS**, JCHA staff will administer Forty three (43) vouchers in accordance with HPRP regulations, perform Housing Quality Standard (“HQS”) inspections and utilize the appropriate local and state housing, property and maintenance codes to ensure that the apartment is maintained in a sanitary and safe physical condition; and

**WHEREAS**, YSP will supply referrals to the JCHA for eligible Rapid Re-housing clients; and

**RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE YORK STREET PROJECT (YSP) TO CONTINUE ADMINISTERING VOUCHERS IN CONNECTION WITH THE JERSEY CITY AND HUDSON COUNTY RAPID RE-HOUSING PROGRAM**

-Page 2-

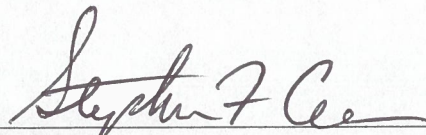
**WHEREAS**, the JCHA will receive compensation in the amount of \$40,764 for administering the HPRP for the period of one year.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with the York Street Project to administer the HPRP Vouchers and conduct Housing Quality Standard (HQS) inspections for a one (1) year period ( June 1, 2026- May 31, 2027) with an option to renew on an annual basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve.

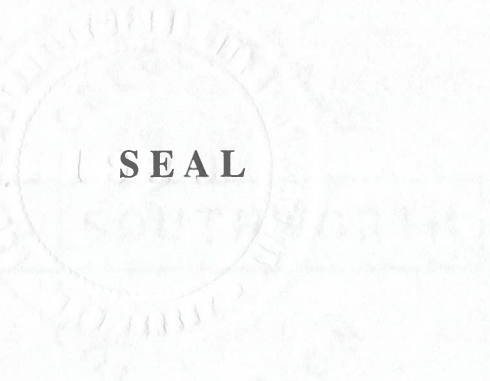
**Dated: June 3, 2026**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
D. Brown			✓			
B. Dawson			✓		✓	
A. Herbold			✓			
T. Hurley		✓	✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of June 3, 2026, in the presence of a legally binding quorum.



Stephen Cea  
Executive Director/Secretary



AGENDA ITEM#	7
BOARD MEETING DATE	6-3-2026

**RESOLUTION CONFIRMING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOBOKEN HOUSING AUTHORITY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THEIR HOUSING CHOICE VOUCHER (S8) PROGRAM**

**WHEREAS**, the Hoboken Housing Authority (“HHA”) is required to perform Housing Quality Standard (HQS) inspections for their Housing Choice Voucher (“Section 8”) Program participant apartments at least once annually; and

**WHEREAS**, the HHA administers a Housing Choice Voucher (“Section 8”) Program for more than 300 participants and the HHA is interested in the JCHA performing the Housing Quality Standard (HQS) inspections; and

**WHEREAS**, JCHA staff have been trained to perform HQS inspections in accordance with the U. S. Department of Housing and Urban Development (“HUD”) regulations and utilize the appropriate local and state housing, property and maintenance codes; and

**WHEREAS**, the JCHA is attempting to minimize the negative impact on staffing levels mandated by the recent and continued pattern of budget cuts by HUD by seeking alternate sources of revenue to support administrative costs; and

**WHEREAS**, the Hoboken Housing Authority has agreed to pay the JCHA an amount of Seventy-Five (\$75.00) per inspection.

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JCHA AND THE HOBOKEN HOUSING AUTHORITY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THEIR HOUSING CHOICE VOUCHER (S8) PROGRAM

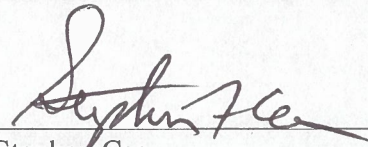
- Page 2 -

**NOW THEREFORE BE IT RESOLVED** that the Jersey City Housing Authority Board of Commissioners hereby authorizes the JCHA to enter into an Inter-Local Agreement with the Hoboken Housing Authority to conduct Housing Quality Standard (HQS) inspections at a fee of \$75.00 per inspection for a one (1) year period (June 1, 2026 to May 31, 2027 with an option to renew for on an annual basis in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with Legal Counsel and as approved by the Hoboken Housing Authority Board of Commissioners.

**DATE: June 3, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of June 3, 2026, the presence of a legally binding quorum.



Stephen Cea  
Executive Director/Secretary

SEAL

AGENDA ITEM#	8
BOARD MEETING DATE	6-3-2026

**RESOLUTION CONFIRMING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND WOMEN RISING (WR) TO ADMINISTER VOUCHERS IN CONNECTION HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANENT SUPPORTIVE HOUSING PROGRAM**

**WHEREAS** WomenRising (“WR”) has been awarded Vouchers under the Department of Housing and Urban Development (HUD) Permanent Supportive Housing (PSH) Program. The PSH funding will provide housing subsidies to chronically homeless families with a disability for as long as the families meet eligibility criteria. The Hudson County Division of Housing and Community Development will be responsible for overseeing the PSH program, and will be responsible for all associated monitoring; and

**WHEREAS**, JCHA staff will administer approximately twenty two (22) Vouchers in accordance with PSH regulations and perform Housing Quality Standard (“HQS”) inspections and utilize the appropriate local and state housing, property and maintenance codes to ensure that the apartment is maintained in a sanitary and safe physical condition; and

**WHEREAS** the Jersey City Housing Authority (“JCHA”) and WR have come to an understanding regarding the JCHA performing such activities in connection with residences to be rented by families participating in the WomenRising PSH Program, known as Village of Families (“VoF”);

**RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND WOMEN RISING (WR) TO ADMINISTER VOUCHERS IN CONNECTION HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT FOR PERMANET SUPPORTIVE HOUSING PROGRAM**

-Page 2-

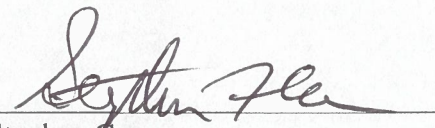
**WHEREAS**, the JCHA will receive compensation in the amount of \$20,856.00 for the administering the VoF for the period of one year.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with Womenrising to administer the VoF Vouchers and conduct Housing Quality Standard (HQS) inspections for a one (2) year period (June 1, 2026- May 31, 2027) with an option to renew on an biennial basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Acting Executive Director may approve after consultation with Legal Counsel.

**Dated: June 3, 2026**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin					✓	

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of June 3, 2026, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Executive Director/Secretary

