

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
MAY 14, 2025**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR/REORGANIZATION MEETING WILL BE HELD ON WEDNESDAY, MAY 14, 2025, AT 5:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3RD FLOOR CONFERENCE ROOM, JERSEY CITY, N.J. TO CONSIDER THE FOLLOWING AGENDA ITEMS:

SPEAKERS: THERE WILL BE A TWENTY MINUTE TIME FRAME FOR THE PUBLIC AND/OR RESIDENTS WHO HAVE SUBMITTED WRITTEN REQUESTS.

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON APRIL 2, 2025.
- ITEM #3:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF MAY 2025.
- ITEM #4:** RESOLUTION AUTHORIZING THE ADOPTION OF FY2025 INCOME LIMITS FOR ADMISSION TO THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #5:** RESOLUTION CONFIRMING THE ADOPTION AND SUBMISSION OF THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- ITEM #6:** RESOLUTION AUTHORIZING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST CONSOLIDATION PROGRAM SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM.
- ITEM #7:** RESOLUTION AUTHORIZING EXECUTION OF TERM OPTION CLAUSE TO US ELECTRICAL D/B/A YALE ELECTRIC SUPPLY FOR THE FURNISHING AND DELIVERY OF ELECTRICAL SUPPLIES FOR ALL JCHA DEVELOPMENTS "MONTHLY" FOR A PERIOD OF ONE (1) YEAR.
- ITEM #8:** RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S SPECIAL APPLICATIONS CENTER FOR HOLLAND GARDENS.
- ITEM #9:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO WILLIAM J. GUARINI INC. FOR BOILER SYSTEM REPLACEMENT AT BERRY GARDENS 199 OCEAN AVENUE.
- ITEM #10:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO HUGE LEGAL TECHNOLOGY COMPANY DBA TRUST&WILL FOR DIGNITY INCLUSION DEMONSTRATION (DID).

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, JUNE 4, 2025
2. PROPERTY PERFORMANCE REPORT FOR APRIL 2025
3. RECE MEMO: UPDATES/ACTIVITIES