

AGENDA ITEM#	1
BOARD MEETING DATE	4/8/15

**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: April 8, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens			✓			
T. Kukla					✓	
G. Polanco-Rodriguez		✓	✓			
Vacant						
A. Abdullah	✓		✓			
R. Mukherji			✓			

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 April 8, 2015 in the presence of a legally binding quorum.



 Patricia Madison
 Acting Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	4/8/15

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON MARCH 4, 2015.**

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on March 4, 2015; 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 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 March 4, 2015 Board of Commissioners Regular Meeting are approved.

DATED: April 8, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla					✓	
G. Polanco-Rodriguez		✓	✓			
Vacant						
A. Abdullah			✓			
R. Mukherji			✓			

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 April 8, 2015 in the presence of a legally binding quorum.



 Patricia Madison
 Acting Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	4/8/15

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
APRIL 8, 2015**


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

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for April 8, 2015.

Dated: April 8, 2015

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
R. Jones		✓	✓			
F. Kitchens	✓		✓			
T. Kukla					✓	
G. Polanco-Rodriguez			✓			
Vacant						
A. Abdullah				✓		
R. Mukherji			✓			

I hereby certify that the herein above 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 April 8, 2015 in the presence of a legally binding quorum.


 Patricia Madison
 Acting Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	4/8/15

**RESOLUTION AUTHORIZING EXECUTION OF
EMPLOYMENT CONTRACT WITH MARVIN L. WALTON**

WHEREAS, the Jersey City Housing Authority (“JCHA”), by and through its Board of Commissioners, has appointed Marvin L. Walton as its Executive Director; and

WHEREAS, the JCHA, by and through its Board of Commissioners, prior to such appointment of Marvin L. Walton, conducted a national search process for the Executive Director position, which included, pursuant to *N.J.A.C. 5:44-3.1(b)(3)*, the publication of advertisements in *The New York Times*, *The Star-Ledger*, *The Jersey Journal*, the National Association of Housing and Redevelopment Officials (NAHRO) website, the Council of Large Public Housing Authorities (CLPHA) website, and the JCHA’s own website and on social media; and

WHEREAS, the Commissioner of the New Jersey Department of Community Affairs has approved the credentials and qualifications of Marvin L. Walton to serve as the Executive Director of the JCHA; and

WHEREAS, the JCHA, by and through its Chairperson and legal counsel, has negotiated the attached Employment Contract with Marvin L. Walton to serve as the Executive Director of the JCHA; and

WHEREAS, the JCHA is desirous of entering into the attached Employment Contract with Marvin L. Walton to serve as the Executive Director of the JCHA:

**RESOLUTION AUTHORIZING EXECUTION OF
EMPLOYMENT CONTRACT WITH MARVIN L. WALTON
PAGE TWO**

NOW THEREFORE, BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the execution of the attached Employment Contract between the JCHA and Marvin L. Walton, Executive Director.

DATED: April 8, 2015

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla					✓	
G. Polanco-Rodriguez			✓			
Vacant						
A. Abdullah		✓	✓			
R. Mukherji			✓			

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 April 8, 2015 in the presence of a legally binding quorum.



Patricia Madison
Acting Executive Director/Secretary

S E A L

AGENDA ITEM#	5
BOARD MEETING DATE	4/8/15

**RESOLUTION CONFIRMING THE EXECUTION OF AN
AMENDMENT TO THE CONTRACT FOR PROFESSIONAL
ACCOUNTING SERVICES BETWEEN THE JERSEY CITY
HOUSING AUTHORITY AND BDO PHA FINANCE, LLC**

WHEREAS, on November 5, 2014, the JCHA adopted a resolution (A) authorizing the extension of contract #100879 of BDO PHA Finance, LLC, (B) confirming the first amendment from \$60,000 to \$75,000.00 to provide Professional Accounting Services with a scope of services that included Fiscal Year (FY) 2014 year-end account closeouts and the submission to HUD's Real Estate Assessment Center (REAC) for the JCHA's FY 2014 unaudited financial statements effective April 1, 2013 through March 31, 2014; and

WHEREAS, HUD required several revisions to the submission of the unaudited and audited financials for fiscal year ending March 31, 2014; and

WHEREAS, HUD's Quality Assurance Division Financial Management Review team provided JCHA a spreadsheet to clarify balance calculations for the monthly submission to the HUD's Voucher Management System; and

WHEREAS, HUD also required PHAs to complete an Operating Fund subsidy calculation for each individual AMP for calendar year 2015; and

WHEREAS, these tasks performed and completed have resulted to exceed the first amendment of \$15,000.00. It's in the best interest of the JCHA to seek technical assistance from BDO; and BDO PHA Finance' staff is knowledgeable and has provided quality accounting service and guidance in the past to the JCHA; and

**RESOLUTION CONFIRMING THE EXECUTION OF AN
AMENDMENT TO THE CONTRACT FOR PROFESSIONAL
ACCOUNTING SERVICES BETWEEN THE JERSEY CITY
HOUSING AUTHORITY AND BDO PHA FINANCE, LLC
PAGE 2**

WHEREAS, the first amendment was underestimated substantially. It will cost an additional \$10,000.00 based on the hourly rates in the current contract to pay for these extra tasks; and

WHEREAS, N.J.A.C. 5:30-11.6 and the JCHA Procurement Policy specifically permits amendments to professional service contracts; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners confirms and approves the execution of the second amendment in the amount of \$10,000.00 to Contract #100879 between the JCHA and BDO PHA Finance, LLC, 1801 Market Street, Ten Penn Center, Philadelphia, PA, 19103, for Professional Accounting Services for a revised contract amount not to exceed \$85,000.00, subject to General Counsel Opinion.

DATED: April 8, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
R. Jones		✓	✓			
F. Kitchens	✓		✓			
T. Kukla					✓	
G. Polanco-Rodriguez				✓		
Vacant						
A. Abdullah				✓		
R. Mukherji			✓			

I hereby certify that the herein above 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 April 8, 2015 in the presence of a legally binding quorum.


Patricia Madison
Acting Executive Director/Secretary

SEAL

AGENDA ITEM#	6
BOARD MEETING DATE	4/8/15

**RESOLUTION AUTHORIZING THE ADOPTION OF
REVISED FY2015 INCOME LIMITS FOR ADMISSION
TO THE JCHA PUBLIC HOUSING AND HOUSING
CHOICE VOUCHER (SECTION 8) PROGRAMS**

WHEREAS, the Jersey City Housing Authority (JCHA) assists nearly 2,000 families, senior citizens and persons with disabilities under the Public Housing Program and over 4,000 families, senior citizens, and persons with disabilities under the Housing Choice Voucher (Section 8) Program; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has issued revised FY2015 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs, effective March 6, 2015; and

WHEREAS, the income limits for FY 2015 have increased in comparison with the FY 2014 income limits for Public Housing and Housing Choice Voucher (Section 8) Programs; and

WHEREAS, within these Income Limits, the Quality Housing and Work Responsibility Act of 1998 mandates "Admission Targets," specifically for Public Housing, at least 40% of new admissions must have incomes at or below 30% of area median income (\$24,250 for a family of four); the remaining families must have incomes that are at or below 80% of area median income (\$61,300 for a family of four) and for the Housing Choice Voucher (Section 8) Program, at least 75% of new admissions must have incomes at or below 30% of the area median income (\$24,250 for a family of four); the remaining families must have incomes at or below 50% of the median income (\$38,300 for a family of four).

RESOLUTION AUTHORIZING THE ADOPTION OF
 REVISED FY2015 INCOME LIMITS FOR ADMISSION
 TO THE JCHA PUBLIC HOUSING AND HOUSING
 CHOICE VOUCHER (SECTION 8) PROGRAMS

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the adoption of FY2015 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs as follows:

FY 2014 Income Limits
Effective February 5, 2014

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
0%-30%	15,800	18,050	20,300	22,550	24,400	26,200	28,000	29,800
31%-50%	26,350	30,100	33,850	37,600	40,650	43,650	46,650	49,650
51%-80%	42,150	48,150	54,150	60,150	65,000	69,800	774,600	79,400


FY 2015 Income Limits
Effective April 8, 2015

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
0%-30%	16,100	18,400	20,700	24,250	28,410	32,570	36,730	40,890
31%-50%	26,850	30,650	34,500	38,300	41,400	44,450	47,500	50,600
51%-80%	42,950	49,050	55,200	61,300	66,250	71,150	76,050	80,950

DATED: April 8, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla					✓	
G. Polanco-Rodriguez		✓	✓			
Vacant						
A. Abdullah	✓	✓	✓			
R. Mukherji		✓	✓			

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 April 8, 2015 in the presence of a legally binding quorum.


 Patricia Madison
 Acting Executive Director

SEAL

AGENDA ITEM#	7
BOARD MEETING DATE	4/8/15

**RESOLUTION AUTHORIZING THE SUBMISSION OF
AN APPLICATION UNDER THE HOUSING CHOICE
VOUCHER (SECTION 8) PROGRAM FOR THE FY'15
SET ASIDE FUNDING**

WHEREAS, the Jersey City Housing Authority (JCHA) assists over 4,000 households, including families, senior citizens and persons with disabilities under the Housing Choice Voucher (Section 8) Program; and

WHEREAS, the Department of Housing and Urban Development (HUD) has issued a Notice of Funding Availability for the Housing Choice Voucher (Section 8) Program, under FY '15, for Set Aside Funding to adjust Housing Authorities' Housing Assistance Payments allocations under four different categories (as more fully detailed in the attached memo); and

WHEREAS, HUD may fund Housing Authorities additional funding under specific categories in order to prevent Housing Authorities, that despite taking reasonable cost savings measures, would otherwise be required to terminate participating families from the Program due to insufficient federal appropriations; and

WHEREAS, the JCHA has determined potential eligibility under Categories: 2b, 4 and 5.

RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM FOR THE FY'15 SET ASIDE FUNDING


-Page 2-

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the submission of an application for Set Aside Funding for Categories: 2b, 4 and 5, subject to HUD's review and approval.

DATED: April 8, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla					✓	
G. Polanco-Rodriguez				✓		
Vacant						
A. Abdullah		✓		✓		
R. Mukherji			✓			

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 April 8, 2015 in the presence of a legally binding quorum.


 Patricia Madison
 Acting, Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	4/8/15

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONTINUE TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM

WHEREAS, the United Way of Hudson County (“United Way”) provides rental assistance to 26 apartments in Hudson County that must be inspected at least annually; and

WHEREAS, JCHA staff have been trained to perform Housing Quality Standard (“HQS”) inspections in accordance with the U. S. Department of Housing and Urban Development (“HUD”) regulations and guidelines and utilizes 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 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 United Way has agreed to pay the JCHA an amount of fifty dollars (\$50.00) per inspection.

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE JERSEY CITY HOUSING AUTHORITY (JCHA) AND THE UNITED WAY OF HUDSON COUNTY FOR THE JCHA TO CONDUCT HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THE COLLABORATIVE SOLUTIONS PROGRAM

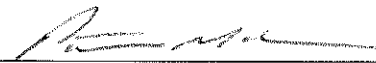
- Page 2 -

NOW THEREFORE BE IT RESOLVED that the Jersey City Housing Authority Board of Commissioners hereby authorizes the JCHA to enter into an Agreement with the United Way of Hudson County to conduct Housing Quality Standard (HQS) inspections for the sixth year at a fee of \$50.00 per inspection and a one (1) year term (April 23, 2015 to April 22, 2016) with the option to renew on an annual basis, subsequently 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 and as approved by the United Way of Hudson County.

Dated: April 8, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens		✓	✓			
T. Kukla					✓	
G. Polance-Rodriguez			✓			
Vacant						
A. Abudullah	✓		✓			
R. Mukherji			✓			

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 April 8, 2015 in the presence of a legally binding quorum.


 Patricia Madison
 Acting, Executive Director/Secretary

SEAL

AGENDA ITEM#	9
BOARD MEETING DATE	4/8/15

**RESOLUTION AUTHORIZING EXECUTION OF THE
TERM OPTION CLAUSE TO MOOSEWOOD TREE
SERVICE FOR TREE TRIMMING AND RELATED
SERVICES TO BE USED "AS NEEDED" FOR ALL
JCHA OWNED DEVELOPMENTS**

WHEREAS, the JCHA public bid for tree trimming and related services for all JCHA owned developments; and

WHEREAS, a contract was awarded on April 2, 2014 (#100888) to Moosewood Tree Service for tree trimming and related services for all JCHA owned developments in an amount of two hundred twenty five dollars and zero cents (\$225.00 per hour) for a total not to exceed thirty two thousand dollars (\$32,000.00) for a one (1) year period ending April 8, 2015; and

WHEREAS, a second year term option clause is included in the specifications term as required by Local Public Contract Law (Page 2 of 4 attached); and

WHEREAS, in order to continue to provide uninterrupted service to all JCHA owned developments, the JCHA wishes to exercise the term option clause for the second year under the same terms and conditions in an amount of two hundred twenty five dollars and zero cents per hour (\$225.00 per hour) for a total not to exceed thirty two thousand dollars (\$32,000.00); and


RE: RESOLUTION AUTHORIZING EXECUTION
 OF THE TERM OPTION CLAUSE TO MOOSEWOOD
 TREE SERVICE FOR TREE TRIMMING AND
 RELATED SERVICES TO BE USED "AS NEEDED"
 FOR ALL JCHA OWNED DEVELOPMENTS
 Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the execution of the second year term option clause on the existing contract to Moosewood Tree Service, 669 Lexington Road, Union, NJ 07083 in the amount of two hundred twenty five dollars and zero cents per hour (\$225.00 per hour) for a total amount not to exceed thirty two thousand dollars per year (\$32,000.00 per year) for tree trimming and related services at all JCHA owned developments for a period of one (1) year commencing April 9, 2015 to April 8, 2016, subject to General Counsel Opinion.

DATED: April 8, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
R. Jones		✓	✓			
F. Kitchens	✓		✓			
T. Kukla					✓	
G. Polanco-Rodriguez			✓			
Vacant						
A. Abdullah			✓			
R. Mukherji			✓			

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 April 8, 2015 in the presence of a legally binding quorum.



 Patricia Madison
 Acting Executive Director/Secretary

S E A L

AGENDA ITEM#	10
BOARD MEETING DATE	4/8/15

**RESOLUTION CONFIRMING THE SUBMISSION OF A
FY2015 EMERGENCY SAFETY AND SECURITY GRANT TO
THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT ON BEHALF OF HOLLAND GARDENS**

WHEREAS, on May 12, 2014 the U.S. Department of Housing and Urban Development (HUD) issued a Notice, which remains in effect until it is amended, superseded or rescinded by HUD, providing guidance to public housing agencies seeking Emergency Capital Needs funding for safety and security measures using FY 2015 funds; and

WHEREAS, the focus of the available funding is to address safety and security measures necessary to address crime and drug-related activity; and

WHEREAS, an increase in crime and drug-related activity in Holland Gardens and the surrounding neighborhood could be deterred by adding security cameras throughout the site that interface with the Secure Public Safety network linked to the CCTV surveillance system monitored by the Jersey City Police Department and the Office of Emergency Management (OEM); and

WHEREAS, this Capital Improvement is an eligible use under the FY 2015 Emergency Safety and Security Grant Program; and

WHEREAS, HUD will award up to one grant per Housing Authority in an amount not to exceed \$250,000 to any Housing Authority who submits an eligible application by the due date of March 20, 2015, if more applications are received than the funding available, awards will be made pursuant to a lottery until the funds are exhausted; and

WHEREAS, to ensure a competitive application the JCHA submitted an application for the maximum amount of \$250,000 on behalf of Holland Gardens by the due date of March 20, 2015:

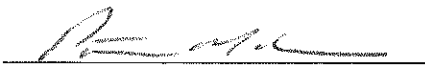
RE: RESOLUTION CONFIRMING THE SUBMISSION OF A FY2015
 EMERGENCY SAFETY AND SECURITY GRANT APPLICATION
 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
 DEVELOPMENT ON BEHALF OF HOLLAND GARDENS
 Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the submission of a FY 2015 Emergency Safety and Security Grant Application in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) on behalf of Holland Gardens, subject to General Counsel review and HUD's approval.

DATED: April 8, 2015

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
R. Jones			✓			
F. Kitchens	✓		✓			
T. Kukla					✓	
G. Polanco-Rodriguez			✓			
Vacant						
A. Abdullah		✓				
R. Mukherji			✓			

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 April 8, 2015 in the presence of a legally binding quorum.


 Patricia Madison
 Acting Executive Director/Secretary

S E A L