

AGENDA ITEM #	1
BOARD MEETING DATE	5-11-2016

**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: May 4, 2016

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes			✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones		✓	✓			
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 May 4, 2016 in the presence of a legally binding quorum.



 Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM #	2
BOARD MEETING DATE	5-11-2016

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON APRIL 12, 2016.**

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on April 12, 2016; 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 April 12, 2016 Board of Commissioners Regular Meeting are approved.

DATED: May 4, 2016

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah		✓	✓			
H. Fuentes						✓
F. Kitchens	✓		✓			
T. Kukla			✓			
Vacant						
R. Jones						✓
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 May 4, 2016 in the presence of a legally binding quorum.



 Marvin L. Walton
 Executive Director/Secretary

SEAL

AGENDA ITEM #	3
BOARD MEETING DATE	5-11-2016

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
MAY 4, 2016**

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 May 4, 2016.

Dated: May 4, 2016

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
A. Abdullah		✓	✓			
H. Fuentes			✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones	✓		✓			
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 May 4, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

AGENDA ITEM #	4
BOARD MEETING DATE	5-11-2016

**RESOLUTION AUTHORIZING THE ADOPTION AND
SUBMISSION OF THE SECTION EIGHT
MANAGEMENT ASSESSMENT PROGRAM (SEMAP)
CERTIFICATION TO THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the JCHA administers a Housing Choice Voucher (Section Eight) Program with a \$33 Million annual budget that provides rental assistance to over 4,500 families, senior citizens and persons with disabilities; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to objectively measure Housing Authorities' annual performance in key Housing Choice Voucher (Section 8) Program areas; and

WHEREAS, SEMAP stipulates that Housing Authorities must compile and certify data related to the operation and performance of their Housing Choice Voucher (Section 8) Program in accordance with Federal Regulation (24 CFR 985.1); and

WHEREAS, the JCHA performed a SEMAP review and quality control audit for the period of April 1, 2015 through March 31, 2016, and based on this review, the JCHA anticipates it will receive a score of 100%, which results in a High Performer rating and the JCHA has received High Performer rating since 2007; and

WHEREAS, in accordance with NOTICE PIH 98-50, SEMAP "Final Rule," the required certification for the end of the Fiscal Year, March 31, 2016 was completed by the JCHA Housing Choice Voucher (Section 8) Program and is herein attached; and

Resolution Authorizing the Adoption and Submission
of the Section Eight Management Assessment Program
(SEMAP) Certification to the U.S. Department of
Housing & Urban Development

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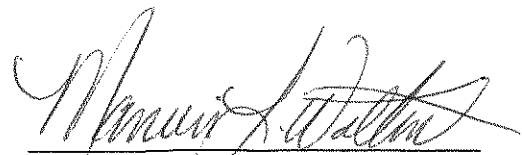
WHEREAS, the certification will be electronically submitted to HUD within sixty
(60) days after the end of the Fiscal Year, i.e., May 30th, 2016.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners
authorize the submission of the Section Eight Management Assessment Program (SEMAP)
Certification to the U.S. Department of Housing and Urban Development, subject to HUD
review and approval.

Dated: May 4, 2016

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah		✓	✓			
H. Fuentes			✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones	✓		✓			
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 May 4, 2016 in the presence of a legally binding quorum.



Marvin Walton
Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	5-11-2016

**RESOLUTION AUTHORIZING THE ADOPTION OF
REVISED FY2016 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 4,500 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 FY2016 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs, effective April 4, 2016; and

WHEREAS, the income limits for FY 2016 have increased in comparison with the FY 2015 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, that at least 40% of new admissions must have incomes at or below 30% of area median income (\$24,300 for a family of four); the remaining families must have incomes that are at or below 80% of area median income (\$64,300 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 (\$24,300 for a family of four); the remaining families must have incomes at or below 50% of the median income (\$40,200 for a family of four).

**RESOLUTION AUTHORIZING THE ADOPTION OF
REVISED FY2016 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 FY2016 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs as follows:

FY 2016 Income Limits

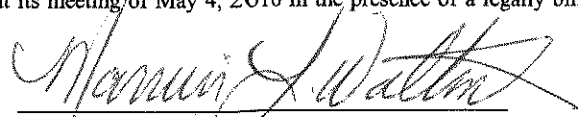
Effective April 4, 2016

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
0%-30%	16,900	19,300	21,700	24,300	28,440	32,580	36,730	40,890
31%-50%	28,150	32,200	36,200	40,200	43,450	46,650	49,850	53,100
51%-80%	45,050	51,450	57,900	64,300	69,450	74,600	79,750	84,900

DATED: May 4, 2016

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
A. Abdullah		✓	✓			
H. Fuentes			✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones	✓		✓			
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 May 4, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

S E A L

AGENDA ITEM#	6
BOARD MEETING DATE	5-11-2016

**RESOLUTION AUTHORIZING THE JERSEY CITY
HOUSING AUTHORITY TO ENTER INTO AGREEMENT
WITH VERIZON OF NEW JERSEY INC. FOR
INFRASTRUCTURE UPGRADES AT MARION GARDENS**

WHEREAS, Verizon New Jersey Inc. is seeking to expand its array of services to New Jersey residents, specifically cable and data services commonly known as “FIOS”; and

WHEREAS, in order to provide this service it is necessary to upgrade its infrastructure by building a fiber-optic network; and

WHEREAS, the JCHA is the owner and manager of several developments located in Jersey City that have already been upgraded with the exception of Marion Gardens, 9 Dales Avenue; and

WHEREAS, Verizon has been authorized in accordance with the attached Executive Order issued in 2006 by the Governor of the State of New Jersey Jon S. Corzine (attached), to make the necessary infrastructure upgrades so that these services can be available to residents; and

WHEREAS, Verizon New Jersey Inc. has provided infrastructure at JCHA developments previously for the purpose of providing voice communication services, and will provide these infrastructure upgrades for “FIOS” services at no charge to the JCHA.

RESOLUTION AUTHORIZING THE JERSEY CITY
HOUSING AUTHORITY TO ENTER INTO
AGREEMENT WITH VERIZON OF NEW JERSEY
INC. FOR INFRASTRUCTURE UPGRADES AT
MARION GARDENS


Page 2-

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the Jersey City Housing Authority to execute the FTTP Premises Access License agreement with Verizon New Jersey Inc., 540 Broad Street, Newark, New Jersey 07102 for infrastructure upgrades at Marion Gardens, 9 Dales Avenue, subject to General Counsel Opinion.

DATED: May 4, 2016

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah		✓	✓			
H. Fuentes			✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones	✓		✓			
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 May 4, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	5-11-2016

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT
TO MOOSEWOOD TREE SERVICE FOR TREE TRIMMING
AND RELATED SERVICES "AS NEEDED" FOR VARIOUS
JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2)
YEARS WITH OPTION FOR ADDITIONAL TWO (2) YEARS**

WHEREAS, it has been deemed necessary by the JCHA to public bid for tree trimming and related services for all JCHA owned developments; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said service on April 5, 2016, a total of four (4) bid packages were received for award consideration as follows:

- Moosewood Tree Service, Union, New Jersey
- Beucler Tree Experts, Tenafly, New Jersey
- Boulder Hill Tree and Excavating, Hackensack, New Jersey
- Reliable Tree Service, Cliffside Park, New Jersey; and

WHEREAS, Moosewood Tree Service submitted the lowest responsible bid in the amount of seventy three dollars per hour \$73/per hour 8 hours minimum per day for a daily rate of one thousand seven hundred fifty two dollars (\$1,752) not to exceed the amount of thirty two thousand dollars per year (\$32,000 per year); and

WHEREAS, Moosewood Tree Service has performed for the JCHA in the past and availability of funds has been established.

**RE: RESOLUTION AUTHORIZING AWARD OF A
 CONTRACT TO MOOSEWOOD TREE SERVICE
 FOR TREE TRIMMING AND RELATED SERVICES
 "AS NEEDED" FOR VARIOUS JCHA OWNED
 DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS
 WITH OPTION FOR ADDITIONAL TWO (2) YEARS**

Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Moosewood Tree Service, 669 Lexington Rd. Union, NJ 07083 in the amount of seventy three dollars per hour \$73.00/per hour 8 hours minimum per day for a daily rate of one thousand seven hundred fifty two dollars (\$1,752) not to exceed the amount of thirty two thousand dollars per year (\$32,000 per year) for tree trimming and related services "as needed" for various JCHA owned developments for a period of two (2) years with option for additional two (2) years subject to General Counsel opinion.

DATED: MAY 4, 2016

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah		✓	✓			
H. Fuentes			✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones	✓		✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority City of Jersey City as presented at its meeting of May 4, 2016 in the presence of a legally binding quorum.



 Marvin L. Walton
 Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	5-11-2016

**RESOLUTION AUTHORIZING THE JERSEY CITY
HOUSING AUTHORITY TO ENTER INTO AGREEMENT
WITH COMCAST OF JERSEY CITY, LLC FOR
INFRASTRUCTURE UPGRADES AT VARIOUS JCHA
DEVELOPMENTS**

WHEREAS, Comcast of Jersey City, LLC is seeking to expand its array of services to New Jersey residents, specifically cable and data services; and

WHEREAS, in order to provide this service it is necessary to upgrade its infrastructure by building a broadband network known as "Xfinity"; and

WHEREAS, the JCHA is the owner and manager of several developments located in Jersey City and Comcast of Jersey City, LLC seeks to upgrade infrastructure at several of our developments: Marion Gardens, Booker T. Washington Apartments, Hudson Gardens, Holland Gardens and Curries Woods (including the townhouses); and

WHEREAS, Comcast of Jersey City, LLC has been authorized in accordance with the attached Executive Order issued in 2006 by the Governor of the State of New Jersey Jon S. Corzine (attached), to make the necessary infrastructure upgrades so that these services can be available to residents; and

WHEREAS, Comcast of Jersey City, LLC has provided infrastructure at JCHA developments previously for the purpose of providing broadband services, and will provide these infrastructure upgrades at no charge to the JCHA.

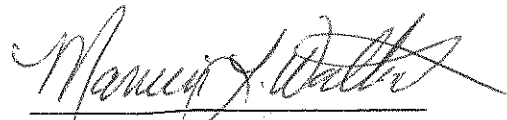
RESOLUTION AUTHORIZING THE JERSEY CITY
HOUSING AUTHORITY TO ENTER INTO
AGREEMENT WITH COMCAST OF JERSEY CITY,
LLC FOR INFRASTRUCTURE UPGRADES AT
VARIOUS JCHA DEVELOPMENTS
Page 2-

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the Jersey City Housing Authority to execute the service agreement with Comcast of Jersey City, LLC 3800 Horizon Boulevard, Suite 300, Trevese, PA 19053 for infrastructure upgrades at Marion Gardens, Booker T. Washington Apartments, Hudson Gardens, Holland Gardens and Curries Woods (including the town-houses), subject to General Counsel Opinion.

DATED: May 4, 2016

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah		✓	✓			
H. Fuentes			✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones	✓		✓			
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 May 4, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

S E A L

AGENDA ITEM#	9
BOARD MEETING DATE	5-11-2016

**RESOLUTION CONFIRMING THE SUBMISSION OF A
FY2016 EMERGENCY SAFETY AND SECURITY GRANT TO
THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT ON BEHALF OF HUDSON GARDENS**

WHEREAS, on March 9, 2016 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 2016 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 Hudson Gardens and the surrounding neighborhood could be deterred by adding security cameras throughout the site in strategic locations that can be configured into a networked surveillance system; and

WHEREAS, this Capital Improvement is an eligible use under the FY 2016 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 April 29, 2016, 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 Hudson Gardens on April 22, 2016 prior to the due date of April 29, 2016:

RE: RESOLUTION CONFIRMING THE SUBMISSION OF A FY2016
 EMERGENCY SAFETY AND SECURITY GRANT APPLICATION
 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
 DEVELOPMENT ON BEHALF OF HUDSON GARDENS
 Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the submission of a FY 2016 Emergency Safety and Security Grant Application in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) on behalf of Hudson Gardens, subject to General Counsel review and HUD's approval.

DATED: May 4, 2016

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah		✓	✓			
H. Fuentes			✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant	✓					
R. Jones			✓			
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 May 4, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
 Executive Director/Secretary

S E A L

AGENDA ITEM#	10
BOARD MEETING DATE	5-11-2016

**RESOLUTION AUTHORIZING OFFICIAL TRAVEL BY
JCHA BOARD OF COMMISSIONERS AND STAFF TO
ATTEND DESIGNATED TRAINING WORKSHOPS AND
CONFERENCES**

WHEREAS, Commissioners and staff training, peer information exchange, legislative and regulatory status updates and input are basic elements of effective organizations; and,

WHEREAS, national, state and local third party institutions, organizations and training firms provide for the above purposes through organizing, sponsoring and presenting training and information workshops and conferences; and

WHEREAS, a monthly listing of the proposed training related travel for JCHA Commissioners and employees is provided (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached listing of JCHA Commissioners and staff travel for this month is approved.

DATED: May 4, 2016

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah		✓	✓			
H. Fuentes			✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones	✓		✓			
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 May 4, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL