

AGENDA
 ITEM # 1
 BOARD
 MEETING
 DATE 6-12-2019

**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 12, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones		✓	✓			
F. Kitchens	✓		✓			
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 June 12, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Interim Executive Director/Secretary

S E A L

AGENDA
ITEM # 2
BOARD
MEETING
DATE 6-12-2019

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MAY 2019 CLOSE CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on May 1, 2019; 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 1, 2019 Board of Commissioners Regular Meeting are approved.

DATED: June 12, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens		✓	✓			
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 June 12, 2019 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

S E A L

AGENDA
 ITEM # 3
 BOARD
 MEETING
 DATE 6-12-2019

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON MAY 2019.

WHEREAS, the Board of Commissioners held the regular Board of Commissioners Meeting on May 1, 2019; 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 May 1, 2019 Board of Commissioners Meeting are approved.

DATED: June 12, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens		✓	✓			
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 June 12, 2019 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM #	4
BOARD MEETING DATE	6-12-2019

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF JUNE 2019**

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 the month of June 2019.

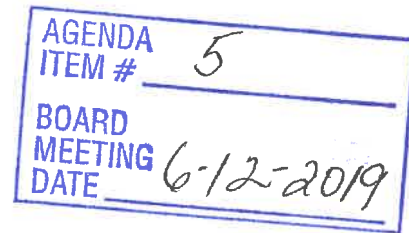
Dated: June 12, 2019

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
J. Dublin	✓		✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens		✓	✓			
A. Abdullah					✓	
R. Mukherji			✓			

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 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL



RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR DEDICATED INTERNET SERVICES AND SIMULTANEOUS VOICE CALL CAPACITY THROUGH FIBER OPTIC CONNECTION TO COMCAST BUSINESS FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

WHEREAS, the Jersey City Housing Authority (“JCHA”) is responsible for the development, maintenance and management of 9 separate Public Housing and Affordable Housing development offices throughout the City of Jersey City; and

WHEREAS, the JCHA is seeking to increase Internet speed for main office and to better communicate with HUD sites and JCHA sites; and

WHEREAS the higher speed Internet connection will provide capabilities of integrating voice, video, data, and the ability to monitor video surveillance security system from the main office; and

WHEREAS, Comcast monthly charges will be \$1452.39 for dedicated 200MB Internet and 46 simultaneous voice call capacity will be spread across the life of the contract which is a three (3) year period; and

WHEREAS, in accordance with the JCHA Procurement Policy, the firm of Comcast Business was awarded a NJ ESC Cooperative contract NJ-ESCNJ-012618-FY18 which does not require a Request for Proposal (RFP) or Bidding process; and

RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR THE VOICE OVER IP TELECOMMUNICATIONS SYSTEM, AND PHONE TO MILLENNIUM COMMUNICATIONS GROUP INC FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

Page 2 of 2

WHEREAS, the JCHA has used these NJ ESC Cooperative Contracts “formerly NJ MRESC” in the past, recognize the benefits, which allow the JCHA to reduce expenses i.e. advertising, streamline administrative and management processes i.e. public bid process and expedite the delivery of services and supplies to JCHA developments; and

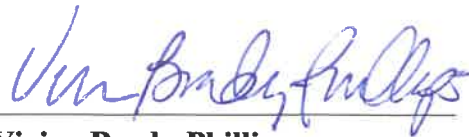
WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the award of a contract to Comcast Business, for dedicated internet service, which includes 46 simultaneous voice calls capacity trunk lines for \$1452.39 per month for a period of 36-month contract, total contract value \$52,286.04.

DATED: June 12, 2019

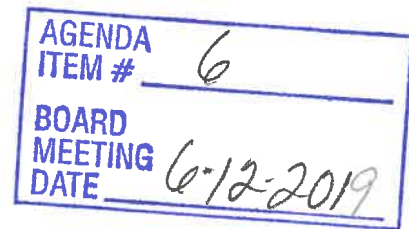
COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
J. Dublin	✓		✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens		✓	✓			
A. Abdullah					✓	
R. Mukherji			✓			

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 June 12, 2019 in the presence of a legally binding quorum.



Vivian Brady-Phillips
Executive Director/Secretary

S E A L



RESOLUTION AUTHORIZING THE EXECUTION OF THREE MEMORANDUMS OF UNDERSTANDING FOR THE LIVE UNITED PROGRAM, THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM

WHEREAS, the U.S. Department of Housing and Urban Development awarded the JCHA thirty Eight (38) Housing Choice (Section 8) Vouchers under FY '187 Continuum of Care Program (COC); and

WHEREAS, The COC Program provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the Program. The COC program is designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases) and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters. The program allows for a variety of housing choices, and a range of supportive services funded by other sources in response to the needs of the hard-to-reach homeless population with disabilities, and

WHEREAS, JCHA staff will administer 38 COC Vouchers in accordance with HUD's rules and regulations for the COC Program as fully detailed in the memo herein attached;

RESOLUTION AUTHORIZING THE EXECUTION OF MEMORANDUMS OF UNDERSTANDING WITH THE UNITED WAY OF HUDSON COUNTY, YCS AND HOBOKEN SHELTER TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE SHELTER PLUS CARE PROGRAM

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into three (3) Memorandums of Understanding with the Hoboken Shelter and tow with Garden State Episcopal to provide housing and support services for the target population for a period of one year 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 after consultation with Legal Counsel and as approved by Garden State Episcopal and the Hoboken Shelter.

Dated: June 12, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens		✓	✓			
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 June 12, 2019 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

S E A L

AGENDA ITEM #	7
BOARD MEETING DATE	6-12-2019

**RESOLUTION RATIFYING THE ADOPTION OF FY2019
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 FY2018 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs, effective April 24, 2019; and

WHEREAS, the income limits for FY 2019 have decreased in comparison to the FY 2018 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 (\$27,500 for a family of four); the remaining families must have incomes that are at or below 80% of area median income (\$73,350 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 (\$27,500 for a family of four); the remaining families must have incomes at or below 50% of the median income (\$49,550 for a family of four).

**RESOLUTION RATIFYING THE ADOPTION OF
REVISED FY2019 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 FY2019 Income Limits for admission to the Public Housing and Housing Choice Voucher (Section 8) Programs as follows:


FY 2019 Income Limits Effective June 12, 2019

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
0%-30%	19,250	22,000	24,750	27,500	30,170	34,590	39,010	43,430
31%-50%	32,100	36,700	41,300	45,850	49,550	53,200	56,900	60,550
51%-80%	51,350	58,700	66,050	73,350	79,250	85,100	91,000	96,850

DATED: June 12, 2019

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens		✓	✓			
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 June 12, 2019 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

SEAL

AGENDA ITEM #	8
BOARD MEETING DATE	6-12-2019

**RESOLUTION CONFIRMING THE SUBMISSION OF A FY2019
EMERGENCY SAFETY AND SECURITY GRANT TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ON BEHALF OF CURRIES WOODS**

WHEREAS, on March 2019 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 2019 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 Curries Woods 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 2019 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 June 5, 2019, if more applications are received than the funding available, awards will be made pursuant to a lottery until the funds are exhausted; and

WHEREAS, JCHA applied for the FY2018 Emergency Safety and Security Grant and was not chosen in this year and, therefore, is reapplying; and

**RESOLUTION CONFIRMING THE SUBMISSION OF A
FY2019 EMERGENCY SAFETY AND SECURITY GRANT
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT ON BEHALF OF CURRIES WOODS**

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WHEREAS, to ensure a competitive application the JCHA submitted an application for the maximum amount of \$250,000 on behalf of Curries Woods on June 3, 2019 prior to the due date of June 5, 2019; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the submission of a FY 2019 Emergency Safety and Security Grant Application in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) on behalf of Curries Woods, subject to review of General Counsel and HUD's approval.

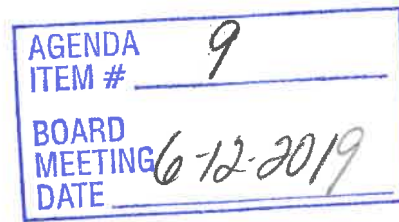
DATED: June 12, 2019

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens		✓	✓			
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 June 12, 2019 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

SEAL



**RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO THE EMPLOYMENT
CONTRACT WITH VIVIAN BRADY-PHILLIPS**

WHEREAS, the Jersey City Housing authority (“JCHA”) by and through its Board of Commissioners has appointed Vivian Brady-Phillips as its Executive Director; and

WHEREAS, the JCHA by and through its Board of Commissioners prior to such appointment of Vivian Brady-Phillips conducted a national search process for the Executive Director position, which included, pursuant to N.J.A.C. 5:44-3.1 (b)(3), publication of the position in the National Association of Housing and redevelopment (NAHRO), Public Housing Authorities Directors Association (PHADA), Council of Large Public Housing Authorities (CLPHA), on the Authority’s website, and advertising the position in *The Star Ledger* and *The Jersey Journal*; and

WHEREAS, the Commissioner of the New Jersey Department of Community Affairs approved the credential and qualifications of Vivian Brady-Phillips to serve as Executive Director of the JCHA; and

WHEREAS, the JCHA, by and through its Chairperson and legal counsel negotiated the attached Employment Contract with Vivian Brady-Phillips to serve as the Executive Director of the JCHA and has executed said Employment Contract; and

WHEREAS, prior to be appointed as the full-time Executive Director of the JCHA, Vivian Brady-Phillips served as Acting Director of the JCHA; and

WHEREAS, the JCHA Board of Commissioners has historically maintained discretion to award performance based bonuses to the JCHA Director; and

WHEREAS, after review of Vivian Brady-Phillips’ performance as Acting Director, the JCHA is desirous of awarding an annual bonus for her performance as Acting Director for the period covering February 6, 2018 through January 14, 2019.

RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO THE EMPLOYMENT CONTRACT WITH VIVIAN BRADY-PHILLIPS

Page 2

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the execution of the attached amendment to the Employment Contract between JCHA and Vivian Brady-Phillips.

Dated: June 12, 2019

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
J. Dublin	✓		✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens		✓	✓			
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 June 12, 2019 in the presence of a legally binding quorum.



 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL