

JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
OCTOBER 2, 2019

PLEASE NOTE: THE BOARD OF COMMISSIONERS' MEETING WILL BE HELD ON WEDNESDAY, OCTOBER 2, 2019 AT 6:00 P.M. IN THE COMMUNITY ROOM AT MARION GARDENS, 73 DALES AVENUE, JERSEY CITY, NJ, 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 JULY 10, 2019 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING.

ITEM #3: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON JULY 10, 2019.

ITEM #4: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE SEPTEMBER 4, 2019 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS MEETING.

ITEM #5: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 4, 2019.

ITEM #6: RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF OCTOBER 2019.

ITEM #7: 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.

ITEM #8: RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 38 VOUCHERS UNDER THE CONTINUUM OF CARE PROGRAM FOR HOMELESS INDIVIDUALS.

ITEM #9: RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2020 "FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM.

ITEM #10: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO JEWEL ELECTRIC FOR FURNISHING OF ELECTRICAL SUPPLIES AS NEEDED FOR ALL JCHA OWNED DEVELOPMENTS.

ITEM #11: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO IE-COMFORT LLC. FOR FURNISHING & DELIVERY OF BOILERS FOR VARIOUS JCHA OWNED DEVELOPMENTS.

ITEM #12: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO PURCHASE AND AWARD A CONTRACT FOR ELECTRICITY AND/OR NATURAL GAS SUPPLY SERVICES FOR USE AT ALL PUBLIC HOUSING DEVELOPMENTS UTILIZING AN ONLINE AUCTION WEBSITE.

ITEM #13: RESOLUTION CONFIRMING THE REVISED FLAT RENT SCHEDULE FOR JCHA PUBLIC HOUSING DEVELOPMENTS PURSUANT TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS.

ITEM #14: RESOLUTION AUTHORIZING EXECUTION OF THE TERM OPTION CLAUSE TO EMPHASYS COMPUTER SOFTWARE FOR MAINTENANCE OF PROPRIETARY SOFTWARE FOR PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM FOR A PERIOD OF ONE (1) YEAR.

ITEM #15: RESOLUTION AUTHORIZING JCHA TO PROMULGATE A RIGHT OF RETURN POLICY FOR HOLLAND GARDENS RESIDENTS TEMPORARILY RELOCATED DUE TO REVITALIZATION, THAT STRENGTHENS AND SUPPLEMENTS EXISTING RIGHTS UNDER FEDERAL AND STATE LAW AND TO INCORPORATE SUCH POLICY INTO THE HOLLAND GARDENS RELOCATION PLAN JCHA IS MANDATED TO SUBMIT TO HUD FOR REVIEW AND APPROVAL UPON THE SELECTION OF A FUTURE DEVELOPMENT PARTNER.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE WEDNESDAY, NOVEMBER 6, 2019
2. PUBLIC PORTION UPDATE FROM AUGUST & SEPTEMBER 2019 BOARD MEETING
3. COMMUNITY MEETINGS FOR OCTOBER 2019
4. PROPERTY PERFORMANCE REPORT FOR SEPTEMBER 2019