

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
JANUARY 8, 2025**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, JANUARY 8, 2025, AT 5:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3<sup>RD</sup> 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 DECEMBER 18, 2024.
- 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 JANUARY 2025.
- ITEM #4:** RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH YARDI SYSTEMS INC., FOR ONE YEAR MAINTENANCE OF A HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.
- ITEM #5:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR WORKERS COMPENSATION AND CYBER LIABILITY INSURANCE COVERAGE FOR A PERIOD OF TWO YEARS.
- ITEM #6:** CONSENT RESOLUTION AUTHORIZING THE SUBMITTAL OF A CALENDAR YEAR 2024 U.S. DEPARTMENT OF URBAN DEVELOPMENT SET-ASIDE SHORTFALL FUNDING APPLICATION FOR MAINSTREAM VOUCHERS UNDER THE JERSEY CITY HOUSING AUTHORITY SECTION 8 HOUSING CHOICE VOUCHER PROGRAM.
- ITEM #7:** RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO AWARD CONTRACT TO CERTIFIED DEVELOPER RESPONDENTS INTERESTED IN PARTNERING WITH THE JCHA TO PROVIDE RENTAL ASSISTANCE DEMONSTRATION PROGRAM SUBSIDY UTILIZING A PORTION OF THE AUTHORITY'S FAIRCLOTH AUTHORITY, SUBJECT TO NEGOTIATION OF A DEVELOPMENT AGREEMENT.
- ITEM #8:** RESOLUTION CERTIFYING REVIEW BY THE JCHA BOARD OF COMMISSIONERS OF THE FISCAL AND COMPLIANCE AUDIT REPORT OF THE JERSEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2024.
- ITEM #9:** RESOLUTION AUTHORIZING TO INCLUDE CAPITAL FUND HIGH-RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLED IN THE SUBMISSION OF JCHA'S AMENDED CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN 2021 – 2025 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #10:** RESOLUTION AUTHORIZING THE SUBMISSION OF JCHA'S FY 2024 CAPITAL FUND HIGH-RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLED ACC AMENDMENTS TO HUD.

**ITEM #11:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO ALL VENDORS LISTED IN THIS RESOLUTION FOR VARIOUS MAINTENANCE, REPAIR, OPERATIONS "MRO" MATERIALS AND SERVICES FOR APARTMENT RENOVATIONS AT BOOKER T WASHINGTON APARTMENTS UTILIZING FUNDS AWARDED FROM FISCAL YEAR 24 CAPITAL FUND HIGH RISK, RECEIVERSHIP, SUBSTANDARD, AND TROUBLE "HRST" GRANT APPLICATION.

**ITEM #12:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO GARDEN STATE ENVIRONMENTAL FOR RIGHT TO KNOW & PEOSH COMPLIANCE AND TRAINING, FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.

**ITEM #13:** RESOLUTION AUTHORIZING PARTICIPATION IN THE TIERED-NETWORK INCENTIVE PROGRAM.

**MATTERS OF INFORMATION:**

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, FEBRUARY 5, 2025
2. PROPERTY PERFORMANCE REPORT FOR DECEMBER 2024
3. RECE MEMO: UPDATES/ACTIVITIES