

NBHA RESOLUTION 2016 - 11/16 # 31

Resolution Authorizing and Approving Payment of Bills for the Month of September, 2016

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");

WHEREAS, the Executive Director, Director of Operations and Finance Administrator certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Director of Operations to process and pay the following bills for the month of September 2016:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 833,383.98
Payroll	\$ 140,025.58
Accounts Payable	\$ 95,772.23
Capital Fund	\$ 1,847.50
Local General	\$ 1,172.34

Passed on this 16th day of November, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2016 - 11/16 # 31

**Resolution Authorizing and Approving Payment of Bills
for the Month of September, 2016**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES	✓		✓			
GIORGIANNI						✓
CALDWELL			✓			
SIMPSON		✓	✓			
OVANDO			✓			
WOLDE CHAIRPERSON			✓			

NBHA RESOLUTION 2016 – 11/16 # 32

Resolution Approving Award of Contract for AMP 1 Repairs with Ascend Construction Management through MRESC # 14/15-19 GC3

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");

WHEREAS, the New Brunswick Housing Authority's (NBHA) AMP 1 property is in need of repairs and/or replacement for exterior railing; and

WHEREAS, the Housing Authority is contracted with the Middlesex Regional Educational Services Commissioner (MRESC) Coop for certain services and materials; and

WHEREAS, the Housing Authority has estimated that the repairs needed should not exceed \$65,000 dollars; and

WHEREAS, Ascend Construction Management has submitted a proposal to fabricate and install the railing in need of replacement throughout the AMP 1 property for \$59,054.13; and

WHEREAS, this contract is awarded pursuant to a fair and open process as defined by NJSA 19:44A-20.5 through the MRESC; and

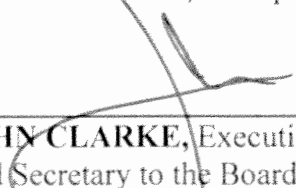
WHEREAS, the Housing Authority has the monies available for payments of such services in its CFP funds;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approves the contract with Ascend Construction Management in an amount not to exceed \$59,054.13 dollars through MRESC # 14/15-19 GC3.

Passed on this 16th day of November, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2016 – 11/16 # 32

**Resolution Approving Award of Contract for AMP 1 Repairs with
Ascend Construction Management through MRESC # 14/15-19 GC3**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES			✓			
SIMPSON			✓			
GIORGIANNI						
OVANDO	✓		✓			
CALDWELL					✓	
WOLDE CHAIRPERSON		✓	✓			

NBHA RESOLUTION 2016 – 11/16 # 33

Resolution Approving the Revised State Budget for the Housing Authority of the City of New Brunswick and Authorizing It's Submission

WHEREAS, the Housing Authority has developed the State of New Jersey Budget; and

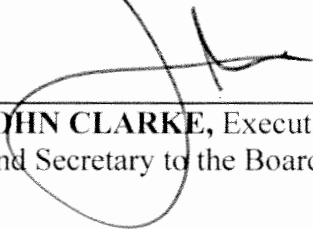
WHEREAS, the Revised Budget has been prepared and revised by the Fee Accountant and reviewed by Executive Director,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the State Budget for the Authority for 2016 is hereby adopted.

Passed on this 16th day of November, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2016 – 11/16 # 33

Resolution Approving the Revised State Budget for the Housing Authority of the City of New Brunswick and Authorizing It's Submission

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES			✓			
SIMPSON			✓			
GIORGIANNI						✓
OVANDO			✓			
CALDWELL	✓		✓			
CHAIRPERSON WOLDE	✓		✓			

NBHA RESOLUTION 2016 – 11/16 # 34

Resolution Ratifying and Approving the HUD Fair Market Rents (FMR's) for use in the New Brunswick Housing Choice Voucher Program

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");


WHEREAS, HUD has published a new schedule of Fair Market Rents (FMRs) for use in the Housing Choice Voucher program, and

WHEREAS, on October 1st HUD directed PHA that they must use this revised schedule for the Housing Choice Voucher Program as follows:

Bedroom Size	Fair Market Rent
0 BR	\$1,054
1 BR	1,296
2 BR	1,654
3 BR	2,109
4 BR	2,551

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratify and approve the HUD Fair Market Rents (FMR's) for use in the New Brunswick Housing Choice Voucher Program effective October 1, 2016.

Passed on this 16th day of November, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
and Secretary to the Board

NBHA RESOLUTION 2016 – 11/16 # 34

Resolution Ratifying and Approving the HUD Fair Market Rents (FMR's) for use
in the New Brunswick Housing Choice Voucher Program

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES	✓		✓			
SIMPSON		✓	✓			
GIORGIANNI						✓
OVANDO			✓			
CALDWELL			✓			
CHAIRPERSON WOLDE			✓			

NBHA RESOLUTION 2016 - 11/16 # 35

Resolution Approving and Adopting Revised Allowance for Tenant-Furnished Utilities and Other Services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");


WHEREAS, the U.S. Department of Housing and Urban Development (HUD) require Housing Authority's to update their Section 8 (Housing Choice Voucher) Program Allowance for Tenant-Furnished Utilities and Other Services on a regular basis; and

WHEREAS, the New Brunswick Housing Authority (NBHA) has contracted with Happy Software Inc. to analyze current area utility and consumption data in order to complete rate data sheets so we can determine a more effective allowance rate for all units within the programs jurisdiction, and

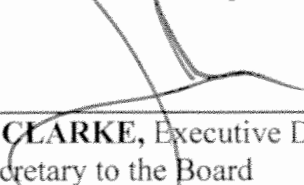
WHEREAS, Happy Software Inc. has completed their analysis of the current area utility and consumption data and has provided the NBHA with the attached Summary Allowance for Tenant-Furnished Utilities and Other Services.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and adopts the attached revised allowances for tenant-furnished utilities and other services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program dated 12/1/16 and directs that these rates be used for the program through November 31, 2017 unless otherwise revised by the Board of Commissioners.

Passed on this 16th day of November, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2016 - 11/16 # 35

Resolution Approving and Adopting Revised Allowance for Tenant-Furnished Utilities and Other Services for the New Brunswick Housing Authority-Section 8 (Housing Choice Voucher) Program

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES			✓			
GIORGIANNI						✓
CALDWELL	✓		✓			
SIMPSON			✓			
OVANDO		✓	✓			
WOLDE			✓			

NBHA RESOLUTION 2016 - 11/16 # 36

Resolution Authorizing and Approving Payment of Bills for the Month of October, 2016

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");

WHEREAS, the Executive Director, Director of Operations and Finance Administrator certify that the amounts and payment contained herein are correct and accurate to the best of their knowledge and they are in compliance with all applicable Housing Authority Procurement Policy and HUD No.24CFR 85.3G.

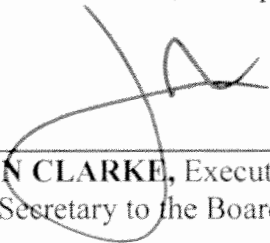
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and directs that the Executive Director and/or Director of Operations to process and pay the following bills for the month of October 2016:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 928,130.78
Payroll	\$ 94,255.36
Accounts Payable	\$ 142,984.47
Capital Fund	\$ 8,941.00
Local General	\$ 31,908.71

Passed on this 16th day of November, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2016 - 11/16 # 36

**Resolution Authorizing and Approving Payment of Bills
for the Month of October, 2016**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES	✓		✓			
GIORGIANNI						✓
CALDWELL			✓			
SIMPSON		✓	✓			
OVANDO			✓			
WOLDE CHAIRPERSON			✓			

NBHA RESOLUTION 2016-11/16 #37

Resolution Approving and Authorizing the Amendment of the Housing Authority's Personnel Policy

WHEREAS, the Housing Authority of the City of New Brunswick ("Housing Authority"), a public entity organized and existing pursuant to both Title 24 of the Code of Federal Regulations, the Department of Housing and Urban Development ("HUD"), and the laws of the State of New Jersey, has determined that it is in need of amending its current personnel policy; and

WHEREAS, specifically, the New Jersey Public Housing Authority Joint Insurance Fund ("JIF") recommends that each of its members implements an employment practices risk control program to reduce potential liability; and

WHEREAS, as an incentive to its members to implement such within a comprehensive Personnel Policies and Procedures policy, any JIF member who complies with this request shall receive the lowest employment practices liability deductible of \$10,000.00 per claim plus a 20% co-pay capped at \$20,000 instead of a deductible of \$25,000.00 per claim plus a 20% co-pay with no cap; and

WHEREAS, upon review, the Housing Authority has found that it wishes to implement such changes to both comply with the terms of this incentive and to better protect the Authority by revising its personnel policy; and

WHEREAS, in conjunction with general counsel, the Authority has reviewed and revised its personnel policy accordingly to comply with these requirements; and

WHEREAS, the Board of Commissioners has found that it is in the best interest of the Housing Authority and its goal of providing quality, affordable housing to amend its personnel policy to comply with the JIF employment practices risk control program and qualify for the reduction in deductible costs;

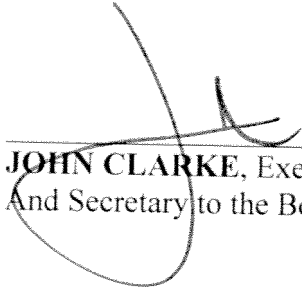
NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and authorizes the amendment of the Authority's personnel policy to comply with the JIF employment practices risk control program and qualify for the reduction in deductible costs; and

BE IT RESOLVED FURTHER, that the Board further authorizes and directs the Executive Director of the Housing Authority of the City of New Brunswick to take any and all necessary administrative actions to implement this resolution.

Passed on this 16th day of November, 2016 (See attached Vote Box)



YIRGU WOLDE, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2016 – 11/16 # 37

Resolution Approving and Authorizing the Amendment of the Housing Authority's Personnel Policy

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
VACANT						
JONES			✓			
SIMPSON			✓			
GIORGIANNI						✓
OVANDO		✓	✓			
CALDWELL	✓		✓			
WOLDE CHAIRPERSON			✓			