

**NBHA RESOLUTION 2013 - 12/18 # 70**

**Resolution Authorizing and Approving Payment of Bills  
for the Month of November, 2013**

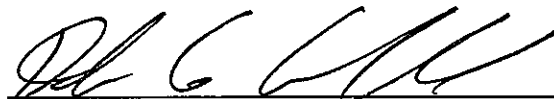
**WHEREAS**, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a 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 and Deputy Director 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 Deputy Director to process and pay the following bills for the month of November, 2013:

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 875,472.94
Payroll	\$ 100,128.05
Accounts Payable	\$ 132,741.57
Capital Fund	\$ 2,405.43
Local General	\$ 500.00

Passed on this 18th day of December, 2013 (See attached Vote Box)



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**DALE CALDWELL**, Chairperson



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**JOHN CLARKE**, Executive Director  
And Secretary to the Board

**NBHA RESOLUTION 2013 - 12/18 # 70**

**Resolution Authorizing and Approving Payment of Bills  
for the Months of November, 2013**

M	S	A	N	A	A	M	S	A	N	A	A
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				T						T	
				A						A	
				I						I	
				N						N	
				T						T	
<b>COMMISSIONER</b>						<b>COMMISSIONER</b>					
BRANGMAN			✓			GIORGIANNI			✓		
JONES	✓		✓			WOLDE		✓	✓		
DNZALEZ			✓			CUPANO					✓
						CHAIRPERSON CALDWELL			✓		

**NBHA RESOLUTION 2013 – 12/18 # 71**  
**(Acting as Redevelopment Authority)**

**Resolution Granting Performance Payments to Executive Director**

**WHEREAS**, the By-Laws entitle the Executive Director to receive evaluations annually; and

**WHEREAS**, in addition to the Housing Authority activities the Executive Director continues to work to maintain and manage all redevelopment operations without replacing redevelopment staff who have left employment of the Authority; and

**WHEREAS**, the Executive Director has not received an annual increase (or cost of living increase) for the past 3 years; and

**WHEREAS**, after expenses have been paid for redevelopment operations, this year's activities have generated funds available for a performance payment to be made to the Executive Director from the "additional income to date" total noted in the Secretary's December Board Report.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners Acting as Redevelopment Authority of the City of New Brunswick hereby approves a one time performance payment to John Clarke of \$6,500 dollars; and

**BE IT FURTHER RESOLVED** that the Executive Director is authorized to continue management of all redevelopment programs with current authority staff in order to reduce overall expenditures and is authorized and encouraged to continue participation and attendance to Local, State and National Board and Committees meetings and events to assure continued compliance with HUD programs and redevelopment laws and regulations. This resolution will go into effect immediately.

Passed on this 18th day of December, 2013 (See attached Vote Box)

  
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**DALE CALDWELL**, Chairperson

  
\_\_\_\_\_  
**JOHN CLARKE**, Executive Director  
And Secretary to the Board

**NBHA RESOLUTION 2013 – 12/18 # 71  
(Acting as Redevelopment Authority)**

**Resolution Granting a Performance Payment to Executive Director**

<b>M O V E</b>	<b>S E C O N D</b>	<b>A Y E S</b>	<b>N A Y S</b>	<b>A B S T A I N</b>	<b>A B S E N T</b>	<b>M O V E</b>	<b>S E C O N D</b>	<b>A Y E S</b>	<b>N A Y S</b>	<b>A B S T A I N</b>	<b>A B S E N T</b>
<b>COMMISSIONER</b>						<b>COMMISSIONER</b>					
JONES			✓			GIORGIANNI			✓		
CUPANO					✓	BRANGMAN	✓		✓		
GONZALEZ			✓			WOLDE		✓	✓		
						CHAIRPERSON			✓		
						CALDWELL					

**NBHA RESOLUTION 2013 – 12/18 # 72**

**Resolution approving revision to the NBHA Organizational Chart.**

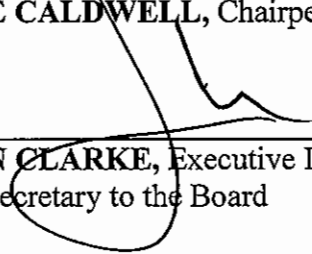
**WHEREAS**, the Housing Authority of the City of New Brunswick (including any successors or assigns, the “Housing Authority”), was duly created as an agency and instrumentality of the municipality of the State (the “Local Unit”) in which such Housing Authority is located, and has been continued as a 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 (NBHA) must update the existing NBHA Organization Chart in order to remove positions that have been eliminated due to budget cuts and funding reductions and to document movement of other staff into operations areas (also due to staff and funding reductions).

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves the attached revised NBHA Organization Chart (dated January 31, 2014)

Passed on this 18<sup>th</sup> day of December, 2013 (See attached Vote Box)

  
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**DALE CALDWELL**, Chairperson

  
\_\_\_\_\_  
**JOHN CLARKE**, Executive Director  
And Secretary to the Board

**NBHA RESOLUTION 2013 – 12/18 # 72**

**Resolution approving revision to the NBHA Organizational Chart.**

	M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T		M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T
<b>COMMISSIONER</b>							<b>COMMISSIONER</b>						
BRANGMAN			✓				GIORGIANNI	✓	✓				
GONZALEZ	✓		✓				CUPANO						✓
JONES			✓				WOLDE			✓			
							CHAIRPERSON						
							CALDWELL						

**NBHA RESOLUTION 2013 - 12/18 # 73**

**A Resolution Authorizing the Executive Director of the Housing Authority of the City of New Brunswick (NBHA), New Jersey to Execute a Rental Assistance Demonstration (RAD) Program Application for Hope Manor with the U.S. Department of Housing and Urban Development (HUD) and Certifying an Agreement to Comply with all Requirements of the Program and PIH Notice 2012-32.**

**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 Rental Assistance Demonstration (RAD) Program is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), which provided fiscal year 2012 appropriations for HUD to support this program; and

**WHEREAS**, The RAD Program allows Public Housing Authorities (PHAs) to identify specific properties and convert certain housing subsidies into a long-term, Project-Based Section 8 rental assistance subsidy that provide a stable and predictable annual subsidy; and

**WHEREAS**, Stable and predictable revenues could allow the NBHA to apply for Low-Income Housing Tax Credits and other sources of financing to fund public housing renovations; and

**WHEREAS**, The NBHA has worked with its contracted Development Partner (The Community Builder Inc.) and determined that submitting a RAD application for the Hope Manor property (NJ22-AMP 3) is financially feasible and that the financing plan is able to meet the project's indicated needs in comparison to all costs and operating expenses involved in the conversion; and


**WHEREAS**, Potential Lenders or Investors have been identified and the NBHA will provide a Letter of Interest/Intent from the sources in the Application; and

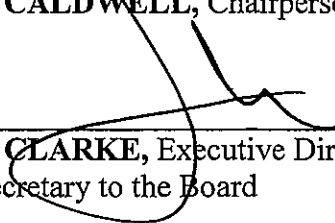
**WHEREAS**, The NBHA has conducted two (2) resident meetings and summarized the comments and responses from these meetings; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick, hereby adopts and authorizes the Executive Director of the Housing Authority of the City of New Brunswick, New Jersey to execute a Rental Assistance Demonstration (RAD) Program Application for Hope Manor with the U.S. Department of Housing and Urban Development (HUD) and certifying an agreement to comply with all requirements of the program and PIH Notice 2012-32; and

**BE IT FURTHER RESOLVED** that if the RAD Program application for Hope Manor should be approved, Resolution 73 also authorizes the execution of all applicable award agreements and the implementation of the RAD Program Plan as described in the application.

Passed on this 18th day of December, 2013 (See attached Vote Box)

  
\_\_\_\_\_  
**DALE CALDWELL**, Chairperson

  
\_\_\_\_\_  
**JOHN CLARKE**, Executive Director  
And Secretary to the Board



**NBHA RESOLUTION 2013 - 12/18 # 73**

**A Resolution Authorizing the Executive Director of the Housing Authority of the City of New Brunswick (NBHA), New Jersey to Execute a Rental Assistance Demonstration (RAD) Program Application for Hope Manor with the U.S. Department of Housing and Urban Development (HUD) and Certifying an Agreement to Comply with all Requirements of the Program and PIH Notice 2012-32.**

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<b>COMMISSIONER</b>													<b>COMMISSIONER</b>													
BRANGMAN									✓				GIORGIANNI								✓	✓				
JONES							✓		✓				WOLDE									✓				
GONZALEZ									✓				CUPANO													✓
													CHAIRPERSON CALDWELL									✓				

**NBHA RESOLUTION 2013 - 12/18 # 74**

**A Resolution Authorizing the Executive Director of the Housing Authority of the City of New Brunswick (NBHA), New Jersey to Execute a Rental Assistance Demonstration (RAD) Program Application for Riverside Complex with the U.S. Department of Housing and Urban Development (HUD) and Certifying an Agreement to Comply with all Requirements of the Program and PIH Notice 2012-32.**

**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 Rental Assistance Demonstration (RAD) Program is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), which provided fiscal year 2012 appropriations for HUD to support this program; and

**WHEREAS**, The RAD Program allows Public Housing Authorities (PHAs) to identify specific properties and convert certain housing subsidies into a long-term, Project-Based Section 8 rental assistance subsidy that provide a stable and predictable annual subsidy; and

**WHEREAS**, Stable and predictable revenues could allow the NBHA to apply for Low-Income Housing Tax Credits and other sources of financing to fund public housing renovations; and

**WHEREAS**, The NBHA has worked with its contracted Development Partner (The Community Builder Inc.) and determined that submitting a RAD application for the Riverside Complex property (NJ22-AMP 3) is financially feasible and that the financing plan is able to meet the project's indicated needs in comparison to all costs and operating expenses involved in the conversion; and

**WHEREAS**, Potential Lenders or Investors have been identified and the NBHA will provide a Letter of Interest/Intent from the sources in the Application; and

**WHEREAS**, The NBHA has conducted two (2) resident meetings and summarized the comments and responses from these meetings; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of New Brunswick, hereby adopts and authorizes the Executive Director of the Housing Authority of the City of New Brunswick, New Jersey to execute a Rental Assistance Demonstration (RAD) Program Application for Riverside Complex with the U.S. Department of Housing and Urban Development (HUD) and certifying an agreement to comply with all requirements of the program and PIH Notice 2012-32; and

**BE IT FURTHER RESOLVED** that if the RAD Program application for Riverside Complex should be approved, Resolution 73 also authorizes the execution of all applicable award agreements and the implementation of the RAD Program Plan as described in the application.

Passed on this 18th day of December, 2013 (See attached Vote Box)



\_\_\_\_\_  
**DALE CALDWELL**, Chairperson



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**JOHN CLARKE**, Executive Director  
And Secretary to the Board

**NBHA RESOLUTION 2013 - 12/18 # 74**

**A Resolution Authorizing the Executive Director of the Housing Authority of the City of New Brunswick (NBHA), New Jersey to Execute a Rental Assistance Demonstration (RAD) Program Application for Riverside Complex with the U.S. Department of Housing and Urban Development (HUD) and Certifying an Agreement to Comply with all Requirements of the Program and PIH Notice 2012-32.**

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