

NBHA RESOLUTION 2014 - 9/24 # 44

Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2014

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 months of July and August 2014:

JULY 2014

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 844,832.44
Payroll *	\$ 103,230.09
Accounts Payable	\$ 138,513.69
Capital Fund	\$ 5,239.01
Local General	\$ 871.69

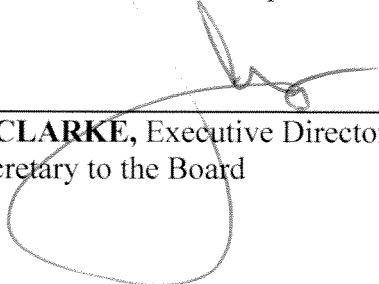
AUGUST 2014

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 809,673.53
Payroll	\$ 97,630.67
Accounts Payable	\$ 127,641.94
Capital Fund	\$ 36,120.57
Local General	\$ 5,500.00

Passed on this 24th day of September, 2014 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2014 - 9/24 # 44

Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2014

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES	✓		✓			
BRANGMAN						✓
GIORGIANNI			✓			
GONZALEZ		✓	✓			
WOLDE						✓
CHAIRPERSON CALDWELL			✓			

NBHA RESOLUTION 2014 – 9/24 # 45

Resolution Approving and Ratifying the Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/14

HEREAS, 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”);

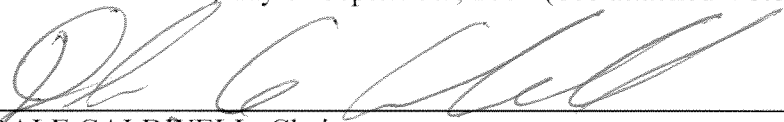
WHEREAS, the U.S. Department of Housing and Urban Development HUD) require that the Housing Authority prepare and submit an annual Section 8 Management Assessment Program (SEMAP); and

WHEREAS, the Housing Authority of the City of New Brunswick seeks to comply with this requirements; and

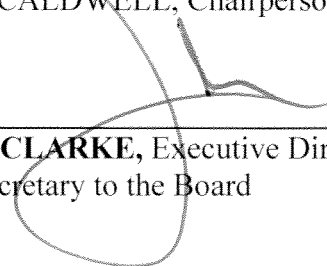
WHEREAS, the Housing Authority staff has prepared the report and the Executive Director and Management Consultant have reviewed the report and they agree that it should be submitted in accordance with the required deadline for submission (September 1, 2014); and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and ratifies the submission of the attached SEMAP Report to HUD.

Passed on this 24th day of September, 2014 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2014 - 9/24 # 45

Resolution Approving and Ratifying the Submission of the Section 8 Management Assessment Program (SEMAP) Report for FYE 6/30/14

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES		✓	✓			
BRANGMAN						✓
GIORGIANNI			✓			
GONZALEZ	✓		✓			
WOLDE						✓
CHAIRPERSON CALDWELL			✓			

NBHA RESOLUTION 2014 – 9/24 # 46

Resolution Approving and Adopting Revisions to Appendix C of Dwelling Lease for Tenant Charges

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 Housing Authority lease include Appendix C of the Dwelling Lease that details and lists tenant charges for public housing residents; and

WHEREAS, the Housing Authority's list of tenant charges is in need of being updated; and

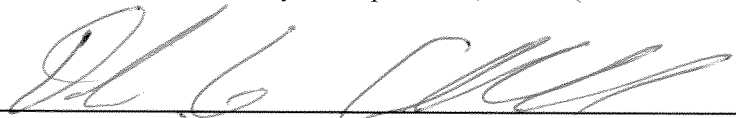
WHEREAS, the Housing Authority distributed a copy of the new charges to all of its AMP 1 families and requested comments by June 5, 3014; and

WHEREAS, no comments were received.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approves and adopts revised tenant charges as detailed in the attached memorandum and attachment.

BE IT FURTHER RESOLVED that the these new charges will go into effect no later than October 1, 2014.

Passed on this 24th day of September, 2014 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2014 - 9/24 # 46

Resolution Approving and Adopting Revisions to Appendix C of Dwelling Lease for Tenant Charges

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES		✓	✓			
BRANGMAN						✓
GIORGIANNI			✓			
GONZALEZ	✓		✓			
WOLDE						✓
CHAIRPERSON CALDWELL			✓			

NBHA RESOLUTION 2014 – 9/24 # 47

Resolution to Amend the New Brunswick Housing Authority's Admissions and Housing Choice Voucher Administrative Plan

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-Asset Management requires the Housing Authority to review all plans, policies, and procedures and to make revisions to these documents in order to meet HUD regulations, and/or changes to any Federal, State or Local Law; and

WHEREAS, there have been changes to HUD regulations, Federal and State Statues, and/or Local Laws over the past year that require revisions to both of these plans/policies ; and

WHEREAS, HUD issued a final rule of February 3, 2012, which provided equal access to HUD programs regardless of sexual orientation or gender identity, and

WHEREAS, HUD has issued guidance on the rule to PHAs by Notice PIH 2014-20 (HA) dated August 20, 2014, and

WHEREAS, the rule requires changes to the NBHA's Section 8 Administrative Plan and the Public Housing ACOP, and

WHEREAS, the NBHA's current policies need to be amended to a) conform to legislative changes or b) to exercise options available and those changes are attached to this resolution and need to be incorporated into the plans, and


WHEREAS, a list of four (4) additional changes to the Admin. Plan and ACOP have been identified as the following:

- * The definition of "family" is changed,
- * A definition of "sexual orientation" is added,
- * A definition of "gender identity" is added, and
- * A definition of "near-elderly family" is added.

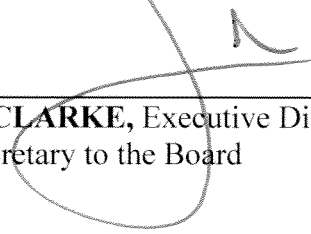
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves amendments to the Housing Choice Voucher Administrative Plan and Admissions and Continued Occupancy Plan and defined by the resolution and attachments, and

BE IT FURTHER RESOLVED, that these changes and amendments are to go into effect immediately.

Passed on this 24th day of September, 2014 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2014 – 9/24 # 47

**Resolution to Amend the New Brunswick Housing Authority's
Admissions and Housing Choice Voucher Administrative Plan**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES	✓		✓			
BRANGMAN						✓
GIORGIANNI		✓	✓			
GONZALEZ			✓			
WOLDE						✓
CHAIRPERSON CALDWELL			✓			

NBHA RESOLUTION

2014 - 09/24 #48

FAILED

Vote: 3-0-1

NBHA RESOLUTION 2014 - 9/24 # 49

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Accepting Appraisal for 101 Zebra Way from Rose Valley
Appraisal Associates**

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 Redevelopment Agency previously determined that in connection with the preliminary investigation of the Property, it was necessary to engage a real estate appraiser to render appraisal services; and

WHEREAS, the Redevelopment Agency previously retained Rose Valley Appraisal Associates, to render appraisal services with respect to the Property; and

WHEREAS, a copy of the appraisal is on file at the Redevelopment Agency office and has been made available for review by the commissioners and the Executive Director; and

WHEREAS, the fair market value of the Property, as set forth in the appraisal, is based upon the assumption that the Property is free of environmental contamination or that any such contamination has been remediated; and

WHEREAS, the Redevelopment Authority is working with Coming Home of Middlesex County (through Resolution 2014 - 4/23 # 21) on a project that would include the subject property as part of a development partnership to create affordable housing.

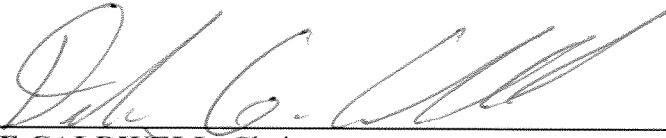
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick, acting as Redevelopment Agency, as follows:

The Redevelopment Agency hereby accepts and approves the appraisal of the Property prepared by Rose Valley Appraisal Associates, dated December 16, 2013, a copy of which is on file at the office of the Redevelopment Agency, which appraisal may be summarized as follows:

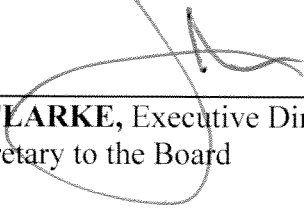
<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Fair Market Value</u>	<u>Appraiser</u>
596.10	9.07	101 Zebra Way	New Brunswick Housing and Redevelopment Authority	\$100,000	D. Garfinkel

This resolution shall take effect immediately.

Passed on this 24th day of September, 2014 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2014 - 9/24 # 49

HOUSING AUTHORITY OF THE CITY OF NEW
BRUNSWICK
ACTING AS REDEVELOPMENT AGENCY

Resolution Accepting Appraisal for 101 Zebra Way from
Rose Valley Appraisal Associates

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES		✓	✓			
BRANGMAN						✓
GIORGIANNI			✓			
GONZALEZ	✓		✓			
WOLDE						✓
CHAIRPERSON CALDWELL			✓			

NBHA RESOLUTION 2014 – 9/24 # 50

Resolution Authorizing and Approving Revision to Organizational Chart Dated 10/1/14 and Related Budgets

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, Asset Management requires implementation of long term capital planning and allocations, regular review of financial information and physical stock, implementation of property management performance standards, setting ceiling and flat rents, site based budget, budget tracking requirements, implementation of cash management , long term viability of the property projections, property repositioning and replacement strategies; and

WHEREAS, the New Brunswick Housing Authority (NBHA) has determined that the attached revision is necessary to move an additional housing inspector from AMP 1 over to the HCV program; and

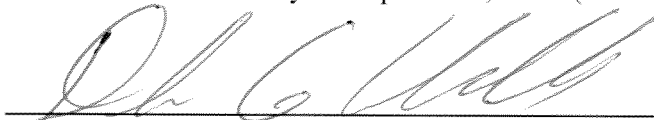
WHEREAS, this revision (and move) will reduce operating expenses in the AMP 1 budget and increase expenses in the HCV (Section 8) program budget; and

WHEREAS, funds are available for this move within the HCV (Section 8) program.

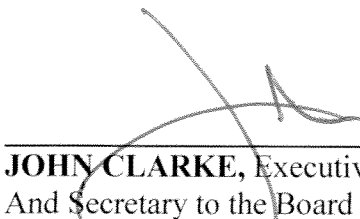
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby authorizes and approves revision to the organizational chart and related budgets.

BE IT FURTHER RESOLVED that this revision will be effective October 1, 2014.

Passed on this 24th day of September, 2014 (See attached Vote Box)



DALE CALDWELL, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2014 - 9/24 # 50

**Resolution Authorizing and Approving Revision to Organizational Chart
Dated 10/1/14 and Related Budgets**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CUPANO						✓
JONES			✓			
BRANGMAN						✓
GIORGIANNI		✓	✓			
GONZALEZ	✓		✓			
WOLDE						✓
CHAIRPERSON CALDWELL			✓			

NBHA RESOLUTION

2014 - 09/24 #51

FAILED

Vote: 3-0-1