

NBHA RESOLUTION 2020 - 12/16 # 43
ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Sovereign Consulting, Inc. as Redeveloper for property located at 131 Jersey Avenue (Block 243, Lot 27.01 on the New Brunswick Tax Map) for the construction of a flex-warehouse facility in the 131 Jersey Avenue Redevelopment Plan Area

WHEREAS, the Housing Authority of the City of New Brunswick acting as the City of New Brunswick Redevelopment Agency ("Redevelopment Agency") pursuant to N.J.S.A. 40A:12-4 and N.J.S.A. 40A:12A-21, may exercise all powers, duties and functions relating to redevelopment in the manner of a redevelopment entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to 49, which powers include contracting with the Redeveloper for the planning, replanning, construction or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A:8f; and

WHEREAS, the City of New Brunswick ("City Council") has approved a redevelopment plan for the 131 Jersey Avenue Redevelopment Plan Area ("Redevelopment Plan"), which includes a parcel of land situated at 131 Jersey Avenue (Tax Map Block 243, Lot 27.01) ("Redevelopment Area"); and

WHEREAS, Sovereign Consulting, Inc., the owner of the Redevelopment Plan Area has made an application to be designated Redeveloper for the Redevelopment Plan Area; and

WHEREAS, Sovereign Consulting, Inc. owns all of the approximately 4.8+ acres contained in the Redevelopment Plan Area; and

WHEREAS, the Redeveloper proposes to construct an approximately 63,515 square feet flex-warehouse building consisting of 1 story with 59,315 square feet of warehouse space and an additional 4,200 square feet of office space and 54 parking spaces and 7 loading spaces ("Redevelopment Project"), which project is permitted under the Redevelopment Plan and which building complies with the bulk standards set forth therein; and

WHEREAS, the Redeveloper by letter and application has submitted the financial, development cost, project schedule and concept plans in accordance with Section 6.b.1 of the Redevelopment Plan; and

WHEREAS, the Redeveloper submitted a concept plan consisting of an Overall Plan of Project, a truck movement plan, an internal plan, and elevations of the proposed flex-warehouse building with an attached office; and

WHEREAS, the Redeveloper presented evidence of its financial ability to complete the Redevelopment Project, including a loan commitment from Spencer Savings Bank; and

WHEREAS, the Redeveloper and its team partners have constructed multiple building projects including warehouses, solar farms, apartments, storage buildings, apartments and offices; and

WHEREAS, the Redeveloper and the team partners have worked on Redevelopment Projects in Hoboken, New Jersey, Jersey City, New Jersey, and Bayonne, New Jersey; and

WHEREAS, the Redeveloper estimates that the development cost will be \$12.36 Million Dollars and that the project is anticipated to start in June of 2021 and be completed by January of 2022; and

WHEREAS, based upon a review of the submitted information and the presentation made by the Redeveloper at a public meeting held on December 16, 2020, including the answering of any questions by the Commissioners and the public, the Redevelopment Agency has found that the documentation and presentation to be acceptable in conformity with the requirements of Section 6 of the Redevelopment Plan, therefore determining that it is appropriate to designate Sovereign Consulting, Inc. as the Redeveloper of the redevelopment project pursuant to Section 6 of the Redevelopment Plan, subject to conditions set forth in this Resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE Housing Authority of the City of New Brunswick, acting as the Redevelopment Agency, that:


1. Sovereign Consulting, Inc. is designated as Redeveloper for the flex-warehouse project described in the Preamble of the Resolution in the 131 Jersey Avenue Redevelopment Plan Area subject to the following condition:

a. A Redevelopment Agreement is submitted to the Redevelopment Agency within ninety (90) days from this date for their approval.

2. This Resolution shall take effect immediately.

Passed on this 16th day of December, 2020 (See attached Vote Box)


ZACHARY WRIGHT, Vice Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

**NBHA RESOLUTION 2020 - 12/16 # 43
ACTING AS REDEVELOPMENT AGENCY**

**Resolution Approving Sovereign Consulting, Inc. as Redeveloper for property
located at 131 Jersey Avenue (Block 243, Lot 27.01 on the New Brunswick
Tax Map) for the construction of a flex-warehouse facility in the
131 Jersey Avenue Redevelopment Plan Area**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
GIORGIANNI						✓
CALDWELL						✓
WOLDE	✓		✓			
JONES			✓			
DUNLAP		✓	✓			
WRIGHT			✓			
MEDINA- HERNANDEZ						✓

NBHA RESOLUTION 2020 - 12/16 # 44

**Resolution Ratifying, Authorizing and Approving Payment of Bills for the
Month of October 2020**

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 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 ratifies, approves and directs that the Executive Director and/or Finance Administrator to process and pay the following bills for the month of October 2020:

OCTOBER 2020

<u>Description</u>	<u>Amount</u>
Section 8 Payments	\$ 1,006,818.36
Payroll	\$ 90,458.95
Accounts Payable	\$ 247,537.53
Capital Fund	\$ 60,029.77
Local General	\$ 13,295.80

BE IT FURTHER RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby ratifies and approves the payment of bill for the month of October 2020.

Passed on this 16th day of December, 2020 (See attached Vote Box)



ZACHARY WRIGHT, Vice Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 - 12/16 # 44**Resolution Ratifying, Authorizing and Approving Payment of Bills for the
Month of October 2020**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
GIORGIANNI						✓
CALDWELL						✓
WOLDE			✓			
JONES	✓		✓			
DUNLAP			✓			
WRIGHT		✓	✓			
MEDINA- HERNANDEZ						✓

NBHA RESOLUTION 2020 – 12/16 # 45

**Resolution Approving and Appointed John Clarke as the Fund Commissioner
for the New Jersey Public Housing Authority Joint Insurance Fund for Fund
Year 2021**

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 (member) is a member of the New jersey Public Housing Authority Joint Insurance Fund and;

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its' representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby appoint John Clarke as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2021 effective immediately.

Passed on this 16th day of December, 2020 (See attached Vote Box)

[Redacted Signature]

ZACHARY WRIGHT, vice Chairperson

[Redacted Signature]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 12/16 # 45

**Resolution Approving and Appointed John Clarke as the Fund Commissioner
for the New Jersey Public Housing Authority Joint Insurance Fund for Fund
Year 2021**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
GIORGIANNI						✓
CALDWELL						✓
WOLDE		✓	✓			
JONES			✓			
DUNLAP	✓		✓			
WRIGHT			✓			
MEDINA- HERNANDEZ						✓

**Resolution Authorizing and Approving an Interagency Agreement between
Franklin Township Housing Authority and the New Brunswick Housing
Authority**

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 Franklin Township Housing Authority (FHA) has expressed an interest in and is seeking general management services from the New Brunswick Housing Authority (NBHA); and

WHEREAS, the NBHA has the capacity to render such assistance and is proposing the attached draft Inter-Agency Agreement to provide management assistance to the FHA; and

WHEREAS, the NBHA has provided various type of assistance to the FHA over the past 9 years and is familiar with their operations and programs; and


WHEREAS, the NBHA staff and NBHA Special Counsel finalize the attached draft Inter-Agency Agreement to provide professional management services to the FHA; and

WHEREAS, the Department of Housing and Urban Development supports and the State of New Jersey encourages Inter Agency Agreements between Housing Authority as a cost savings measure and to streamline operations for efficiency; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve an accept an Inter-Agency Agreement between the FHA and NBHA;

Passed on this 16th day of December, 2020 (See attached Vote Box)


ZACHARY WRIGHT, Vice Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 12/16 # 46

**Resolution Authorizing and Approving an Interagency Agreement between
Franklin Township Housing Authority and the New Brunswick Housing
Authority**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
GIORGIANNI						✓
CALDWELL						✓
WOLDE	✓		✓			
JONES		✓	✓			
DUNLAP			✓			
WRIGHT			✓			
MEDINA- HERNANDEZ						✓

Resolution Establishing Remote Meeting Procedures Applicable During a Declared State of Emergency for the Housing Authority of the City of New Brunswick

WHEREAS, on March 9, 2020, in response to COVID-19, Governor Phil Murphy issued Executive Order 103, which declared a state of emergency that has since been extended by the Governor through subsequent Executive Orders and remains in full force to this day; and

WHEREAS, by way of additional Executive Orders, the Governor has established extensive social distancing protocols to protect the health, safety and welfare of New Jersey citizens; and

WHEREAS, in accordance with the Executive Orders relating to COVID-19 and the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. ("OPMA"), local government units, including the Housing Authority of the Township of Franklin ("FTHA" or "Housing Authority"), have continued to hold public meetings via remote platforms to ensure the continued operation of local government with participation by the public, in a way that limits public health risk; and

WHEREAS, in March 2020, the New Jersey Department of Community Affairs, Division of Local Government Services ("DLGS") issued "Local Operational Guidance – COVID-19: Guidance for Remote Public Meetings in New Jersey," which provided specific guidance regarding holding remote public meetings under the OPMA; and

WHEREAS, on September 24, 2020, the DLGS issued Local Finance Notice 2020-21 ("LFN 2020-21"), which provided a synopsis of newly promulgated emergency regulations N.J.A.C. 5:39-1.1 through 1.7, which establish standard protocols for remote public meetings governed by the OPMA and held during a Governor-declared state of emergency; and

WHEREAS, LFN 2020-21 additionally stated that the emergency regulations presently in effect are proposed for permanent adoption in the October 19, 2020 New Jersey Register, with comments submitted no later than November 18, 2020; and

WHEREAS, under emergency regulation N.J.A.C. 5:39-1.4(h), a local government unit is required to adopt by resolution standard procedures and requirements for public comment made during remote public meetings, as well as for public comments submitted in writing ahead of the remote public meeting.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioner of the Housing Authority of the City of New Brunswick (NBHA) hereby resolve and adopts the following procedures regarding remote public meetings and public comments during remote public meeting as follows:

1. The Housing Authority will ensure public access to all Board of Commissioners meetings whether in person and/or virtual. Time, date, and location of these meetings will be published and posted, thereby allowing members of the public to participate in person (to the extent

permitted by all Executive Orders, Centers for Disease Control recommendations, and other applicable legal requirements) and/or remotely as the case may be. Remote public meetings shall use Housing Authority technology, as permitted by State and/or Federal law. An annual notice of meetings will be published identifying the time, date, and location of all planned Board Meetings; and stating that meeting codes, the means for making public comment, and relevant documentation (if any) will be posted to the NBHA website in advance of each meeting.

2. The Board meeting agenda and documents typically made available in public meetings will also be posted on the NBHA website in advance of the remote Board meeting.

3. Public comments for a remote public meeting shall be limited to 5 minutes for each speaker and may be made during the designated public comment section of the meeting or submitted in writing to the Executive Director no later than four (4) hours prior to published start time of the remote meeting. Written public comments must be emailed to the Executive Director's email at ed@ftha.org or mailed to the Executive Director's office at 7 Van Dyke Avenue, New Brunswick, NJ 08901. Written public comments may not be submitted via any other form of electronic communication.

4. Written public comments submitted via email or mail must include the individual's full name, full address and contact information (telephone number and/or email address), as the Executive Director's reserves the right to verify the submitter's identity.

5. Written public comments submitted in accordance with this resolution shall be read into the remote meeting record at the end of the last public comment section, subject to the time limit in place for in-person comments or will be made part of public record should time not allow the reading of the comments into record. Written public comments containing profanity or vulgarity will not be read into the record. The chair and/or presiding officer of the remote meeting reserves the right to read similar or duplicative comments into the record in a summary fashion and will do so uniformly for all similar/duplicative comments.

6. Members of the public who submit written public comments regarding a specific agenda item that is scheduled for public hearing (such as a budget or bylaws amendment, etc.), should designate the agenda item and title to which their written public comments apply. Written public comments received after the four (4) hour deadline set forth by this resolution will not be read into the record or become part of the meeting record.

7. The procedures and requirements for making public comments during a remote meeting, along with an explanation of the audio muting function of the electronic communications platform being used, shall be announced at the beginning of the remote public meeting.

8. With respect to public participation at a remote public meeting, the following procedures shall be incorporated:

a. A member of the public who has submitted written comments prior to the meeting in accordance with this resolution, attends the remote public meeting, and wishes to participate during the public comment portion, will be deemed and treated as having already had the floor once.

b. If a member of the public disrupts a remote public meeting, the chair and/or presiding officer of the remote public meeting shall facilitate a dialogue with that member of the public to the extent reasonably permitted by the electronic communications technology.

c. The chair and/or presiding officer of the meeting shall mute or continue muting, or direct appropriate staff to mute or continue muting, the disruptive member of the public and warn them that continued disruption may result in their being prevented from speaking during the remote public meeting or removed from the remote public meeting. Disruptive conduct includes sustained inappropriate behaviors such as, but not necessarily limited to, shouting, interruption and use of profanity.

d. A member of the public who continues to act in a disruptive manner after receiving an initial warning shall be muted while other members of the public are allowed to proceed with their questions or comments. If time permits, the disruptive individual shall be allowed to speak after all other members of the public have been given the opportunity to make comment. Should the person remain disruptive, the individual may be muted or kept on mute for the remainder of the remote public meeting, or removed from the remote public meeting location if they are attending at that location.


e. The chair and/or presiding officer of the remote meeting shall reserve the right to take necessary action to protect the rights of the public to participate in the remote public meeting.

9. If this resolution conflicts with any other policy or procedures of the Housing Authority of the City of New Brunswick, the terms herein shall prevail.

This Resolution shall take effect immediately.

Passed on this 16th day of December, 2020 (See attached Vote Box)


ZACHARY WRIGHT, Vice Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 12/16 # 47

**Resolution Establishing Remote Meeting Procedures Applicable During a
Declared State of Emergency for the Housing Authority of the City of New
Brunswick**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
GIORGIANNI						✓
CALDWELL						✓
WOLDE			✓			
JONES	✓		✓			
DUNLAP			✓			
WRIGHT		✓	✓			
MEDINA- HERNANDEZ						✓

NBHA RESOLUTION 2020 - 12/16 # 48

Resolution Approving the Award of Contract for the Provision of Professional Risk Management Services to Alamo Insurance Group

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 and Redevelopment Authority (NBHA) is in need of Professional Risk Management Services for all of the agencies public housing and redevelopment sites; and

WHEREAS, the Risk Manager will assist the Authority in evaluating and recommending professional methods to reduce, assume or transfer risk or loss and provide the Authority with general assistance in the preparation of applications, statement of values, etc. as required by the fund; and

WHEREAS, the Risk Manager will review the Authority's assessment and assist in the preparation of the Authority's insurance budget and review loss and engineering reports, and provide general assistance to the safety committee (or other designated committee) in its loss containment objectives also, attend requested meetings (up to 6 meetings annually); and

WHEREAS, the Risk Manager will review certificates of insurance from contractors, vendors and professionals when requested by the Authority and assist (where needed) in the settlement of claims, with the understanding that the Scope of Risk Management Services does not include services normally provided by a public adjuster.

WHEREAS, the Risk Manager will provide any other risk management related services required by the Joint Insurance Funds Bylaws; and

WHEREAS, the Executive Director has caused a Request for Proposals for said Professional Risk Management Services to be advertised on two dates calling for proposals to be submitted to the NBHA and one (1) proposal was submitted and evaluated in accordance with the Competitive Proposal process; and

WHEREAS, the proposal from ALAMO INSURANCE GROUP of Secaucus, NJ was rated to be the most beneficial to the needs of the Housing and Redevelopment Authority and acceptance thereof was accordingly recommended by the Proposal Review Committee; and

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


WHEREAS, these services are available through the NJJIF in accordance with our agency's agreement;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said proposal for Professional Risk Management Services to ALAMO INSURANCE GROUP, for fees not to exceed six (6) percent.

Passed on this 16th day of December, 2020 (See attached Vote Box)



ZACHARY WRIGHT, Vice Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 - 12/16 # 48**Resolution Approving the Award of Contract for the Provision of Professional Risk Management Services to Alamo Insurance Group**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
GIORGIANNI						✓
CALDWELL						✓
WOLDE	✓		✓			
JONES			✓			
DUNLAP		✓	✓			
WRIGHT			✓			
MEDINA-HERNANDEZ						✓

NBHA RESOLUTION 2020 – 12/16 # 49

Resolution Authorizing and Approving Contract for Fee Accounting Services with Polcari & Company in an Amount not to Exceed \$89,260 Dollars

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 and Redevelopment Authority (NBHA) is in need of General Fee Accountant Services for all of the agencies operations and programs; and

WHEREAS, the NBHA is required to update all of it's operations to meet the U.S. Department of Housing and Urban Development's (HUD) Asset Based Management and Project Based Accounting Systems; and

WHEREAS, the Executive Director has caused a Request for Proposals for said general fee accountant services to be advertised two times and one (1) proposal was submitted and evaluated in accordance with the Competitive Proposal process and the proposal of POLCARI & CO. was rated to be the proposal most beneficial to the needs of the Housing and Redevelopment Authority and acceptance thereof was accordingly recommended by the Executive Director; and

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

WHEREAS, accounting and auditing services are professional services within the meaning of the New Jersey Public Contracts Law and are, therefore, exempt from bidding requirements; and

WHEREAS, the Authority has the monies available for payment of such Services in Fiscal Years 2019 and 2020 Budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept said proposal for General Fee Accountant Services to POLCARI & COMPANY, for fees not to exceed \$89,260.00 for a period not to exceed twelve (12) months.

Passed on this 16th day of December, 2020 (See attached Vote Box)

[REDACTED]

ZACHARY WRIGHT, Vice Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 – 12/16 # 49**Resolution Authorizing and Approving Contract for Fee Accounting Services
with Polcari & Company in an Amount not to Exceed \$89,260 Dollars**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
GIORGIANNI						✓
CALDWELL						✓
WOLDE		✓	✓			
JONES	✓		✓			
DUNLAP			✓			
WRIGHT			✓			
MEDINA- HERNANDEZ						✓

Resolution Approving and Establishing Revised Flat Rents for the New Brunswick Housing Authority Effective January 1, 2021

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 is required to establish a set of flat rents which are not less than 80% of the current section 8 Fair Market Rents (FMR's), and

WHEREAS, the FMR's change annually (see attached); and

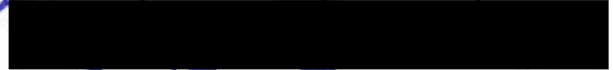
WHEREAS, the current FMR's have recently been revised by HUD for 2021 to the following:

0 Bdr	1 Bdr	2Bdr	3Bdr	4Bdr
\$1,204	\$1,3871	\$1,753	\$2,187	\$2,492

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and establishes the flat rents to be changed to reflect the correct FMR's effective January 1, 2021.

Passed on this 16th day of December, 2020 (See attached Vote Box)


ZACHARY WRIGHT, Vice Chairperson


JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 - 12/16 # 50

**Resolution Approving and Establishing Revised Flat Rents for the New
Brunswick Housing Authority Effective January 1, 2021**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
GIORGIANNI						✓
CALDWELL						✓
WOLDE	✓		✓			
JONES			✓			
DUNLAP			✓			
WRIGHT		✓	✓			
MEDINA- HERNANDEZ						✓

NBHA RESOLUTION 2020 - 12/16 # 51

**Resolution Approving and Establishing Fair Market Rents for Use in the
Housing Choice Voucher Program for FY 2021 for the New Brunswick
Housing Authority**

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) is required to adopt Fair Market Rents (FMR's) and Payment Standards for use in its Housing Choice Voucher (section 8) Program; and

WHEREAS, the NBHA has set its payment standard to 100% of the FMR; and

WHEREAS, FMR's change annually (see attached); and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby ratifies, approves and adopts the attached Fair Market Rents (FMR) for use and as its HCV program payment standard for FY 2021.

Passed on this 16th day of December, 2020 (See attached Vote Box)

[REDACTED]

NICHOLAS WRIGHT, Vice Chairperson

[REDACTED]

JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2020 - 12/16 # 51

**Resolution Approving and Establishing Fair Market Rents for Use in the
Housing Choice Voucher Program for FY 2021 for the New Brunswick
Housing Authority**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
GIORGIANNI						✓
CALDWELL						✓
WOLDE			✓			
JONES	✓		✓			
DUNLAP		✓	✓			
WRIGHT			✓			
MEDINA- HERNANDEZ						✓