

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
HACKENSACK, NEW JERSEY**

RESOLUTION 2022-20

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE
PERIOD OF FEBRUARY 18, 2022 THROUGH MARCH 17, 2022.**

WHEREAS, the attached listing of Accounts Payable for the period of February 18, 2022 through March 17, 2022 was reviewed and found acceptable.

NOW, THEREFORE, BE IT RESOLVED, the Commissioners of the Housing Authority of Bergen County do hereby approve payment of all checks identified on the attached listing for the period of February 18, 2022 through March 17, 2022 in the amount of Three Hundred Thirteen Thousand, Seven Hundred Eighty-Three Dollars and Eighty-Eight Cents (\$313,783.88).

Resolution adopted as read on motion by Commissioner Sohmer
seconded by Commissioner Caminiti.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Angelo D'Arminio, Jr.				X
Joanne English-Rollieson				X
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

March 24, 2022
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
HACKENSACK, NEW JERSEY**

RESOLUTION 2022-21

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY ADOPTING THE ANNUAL BUDGET AND CAPITAL BUDGET/PROGRAM FOR THE HOUSING AUTHORITY OF BERGEN COUNTY FOR THE FISCAL YEAR BEGINNING APRIL 1, 2022 AND ENDING MARCH 31, 2023.

WHEREAS, the Annual Budget and Capital Budget for the Housing Authority of Bergen County for the fiscal year beginning April 1, 2022 and ending March 31, 2023 has been presented for approval before the Commissioners of the Housing Authority of Bergen County at its open public meeting of January 27, 2022; and

WHEREAS, the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$60,576,381, Total appropriations, including any Accumulated Deficit if any, of \$60,390,744 and a Total Unrestricted Net Position utilized of \$-0-; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$450,000 and a Total Unrestricted Net Position planned to be utilized as funding thereof, of \$-0- ; and

WHEREAS, the schedule of rents, fees and other user charges in effect will produce sufficient revenues together with all other anticipated revenues to satisfy all obligations to holders of bonds of the Housing Authority, to meet operating expenses, capital outlays, debt service requirements and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to NJAC 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Housing Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Housing Authority of Bergen County that the Annual Budget, including appended Supplemental Schedules and the Capital Budget/Program of the Housing Authority for the fiscal year beginning April 1, 2022 and ending March 31, 2023, is hereby adopted; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

Resolution adopted as read on motion by Commissioner Sohmer seconded by Commissioner Caminiti. Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Angelo D'Arminio, Jr.				X
Joanne English-Rolliesson				X
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

March 24, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

2022 ADOPTION CERTIFICATION

Housing Authority of Bergen County

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: 4/1/2022 TO: 3/31/2023

It is hereby certified that the Housing Authority Budget and Capital Budget Program annexed hereto is a true copy of the Budget adopted by the governing body of the Bergen County Housing Authority, pursuant to N.J.A.C. 5:31-2.3, on the 24th day of March 2022.

OFFICER'S SIGNATURE:	
NAME:	Lynn Bartlett
TITLE:	Executive Director
ADDRESS:	One Bergen County Plaza – 2 Fl., Hackensack, NJ 07601
PHONE NUMBER:	201 336-7600
FAX NUMBER:	201 336-7605
E-MAIL ADDRESS:	bartlett@habcnj.org

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
HACKENSACK, NEW JERSEY**

RESOLUTION 2022 - 22

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH LUXURY FLOORS, INC. FOR CARPET & FLOORING SERVICES AS NEEDED.

WHEREAS, the Authority solicited and accepted bids pursuant to established procedures for the above referenced services. One bid was received and publicly opened on March 16, 2022; and

WHEREAS, the bid submitted by **Luxury Floors, Inc.** was reviewed and deemed responsive and responsible and it complies with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.S.A. 17:27 et seq. and

WHEREAS, it is recommended that the contract for Carpet & Flooring Services as needed be awarded to **Luxury Floors, Inc.** for a period of Two (2) years beginning April 1, 2022 and terminating March 31, 2024 with the option, at the sole discretion of the Authority, to extend the contract for One (1) additional year upon termination of the original contract term. This contract shall be subject to fund availability on a yearly basis. The cost of services for Years 1 and 2 are as follows:

Description	Measure	Price	
		Year One	Year Two
Carpeting w/ cushion & backing in vacant apartments	square yard	\$ 24.99	\$ 25.99
Carpeting w/ cushion & backing in occupied apartments	square yard	\$ 24.99	\$ 25.99
Carpeting over padding in vacant apartments	square yard	\$ 24.99	\$ 25.99
Carpeting over padding in occupied apartments	square yard	\$ 24.99	\$ 25.99
Vinyl base cove molding	linear foot	\$ 2.50	\$ 2.55
VCT	square foot	\$ 2.50	\$ 2.60
LVT	square foot	\$ 3.89	\$ 3.99
Linoleum	square foot	\$ 4.99	\$ 5.05
Hourly labor rate for carpet & flooring repairs	hourly rate	\$ 92.00	\$ 93.00
Cost to refloat flooring	square foot	\$ 0.65	\$ 0.65
Cost to install new sub-flooring	square foot	\$ 2.99	\$ 3.09
Rubber stair treads	linear foot	\$ 18.00	\$ 18.50
Carpet tiles	square yard	\$ 24.99	\$ 25.99
Hourly labor rate for handling excessive furniture	hourly rate	\$ 49.00	\$ 50.00

WHEREAS, the Director of Finance has certified that sufficient funds are available in the budget to cover these services which shall be encumbered from the operating budget at such time as services are rendered, as allowed under N.J.A.C. 5:30-5(b)-2; and

WHEREAS, the prices bid shall not be adjusted due to deflection of any work or due to the variations of any quantity of work; and

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize a contract with **Luxury Floors Inc. for the provision of Carpet & Flooring Replacement Services on an as needed basis** for all the Authority's facilities, at the aforementioned amounts.

Resolution adopted as read on motion by Commissioner Sohmer seconded by Commissioner Caminiti.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Angelo D'Arminio, Jr.				X
Joanne English-Rollieson				X
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

March 24, 2022
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
HACKENSACK, NEW JERSEY**

RESOLUTION 2022 - 23

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AWARING A CONTRACT TO MCDONNELL & WHITAKER, L.L.C. TO PROVIDE SPECIAL LEGAL COUNSEL SERVICES FOR LAND USE APPLICATION IN THE MAHWAH PARKING LOT EXPANSION PROJECT.

WHEREAS, McDonnell & Whitaker, L.L.C. is pre-approved as a qualified firm to perform special legal counsel services for the Housing Authority of Bergen County’s facilities; and

WHEREAS, The Housing Authority of Bergen County has received a proposal not to exceed \$4,550, for all work relative to special legal counsel services in connection with an amended site plan application for the Mahwah parking lot expansion project at Ramapo Brae Townhomes, 1600 Ramapo Brae Lane, Ramsey, NJ; and

WHEREAS, sufficient funds are available to compensate the consultant, for the entire scope of work, and it is recommended that the Board of Commissioners award a contract to McDonnell & Whitaker, L.L.C. in the amount not to exceed \$4,550.00. Amounts in excess of the fee herein noted will require the firm to submit a change order proposal and adoption of board resolution authorizing the expenditure of additional funds.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby approve awarding a contract McDonnell & Whitaker, L.L.C., 245 East Main Street, Ramsey NJ to provide the aforementioned special legal counsel services for the land use application for the Mahwah parking lot expansion project at Ramapo Brae Townhomes.

Resolution adopted as read on motion by Commissioner Sohmer
seconded by Commissioner Caminiti.

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Angelo D’Arminio, Jr.				X
Joanne English-Rollieson				X
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

March 24, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA
HACKENSACK, NEW JERSEY**

RESOLUTION 2022 - 24

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE ISSUANCE OF 100 PROJECT BASED VOUCHERS TO TWO SUPPORTIVE SERVICE NEEDS AND AFFORDABLE HOUSING PROJECTS IN BERGEN COUNTY.

WHEREAS, on February 11, 2022, the Housing Authority of Bergen County issued Request for Proposals for Section 8 Project Based Vouchers to eligible property owners; and

WHEREAS, proposals were reviewed by the selection panel in accordance with the request for proposals and the Section 8 Administrative Plan; and

WHEREAS, the Madeline Corporation submitted a request for a total of Fifty (50) vouchers for use at the following projects:

- Allendale Senior Housing Corp (16 requested vouchers) located in Allendale, a 16-unit senior affordable rental apartment project
- BCUW Madeline Housing Partners LLC Allendale Veterans located in Allendale (2 requested vouchers) a single-family home designed for disabled veterans
- Walker Street Housing located in Cliffside Park (5 requested vouchers) a project providing housing for hardship households without access to permanent housing and limited access to public assistance.
- Inwood Terrace (5 requested vouchers) located in Fort Lee, a project which provides housing for special needs households with developmental disabilities
- 92-98 Ramapo Valley Road (13 requested vouchers) located in Mahwah, a project for senior and disabled households
- 11 East Grand Street (5 requested vouchers) located in Montvale, a project for age-restricted units.
- 311 Tenafly Road, (4 requested vouchers) located in Tenafly, a project for special needs individuals with developmental disabilities.

WHEREAS, the Paramus Affordable Housing Corporation submitted a request for a total of Thirty Seven (37) vouchers for use at the following project:

- Walter Behnke Apartments (37 requested vouchers) located in Paramus, a 64 unit project for senior and disabled persons

WHEREAS, all projects meet all criteria established for the award of Project Based Vouchers; and

WHEREAS, the selection panel recommends the Housing Authority of Bergen County issue a total of eighty-seven (87) Project Based Vouchers to the aforementioned projects.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Bergen County does hereby approve the joint issuance of a total of eighty-seven (87) Project Based Vouchers to the aforementioned projects.

Resolution adopted as read on motion by Commissioner Sohmer, seconded by Commissioner Caminiti.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Angelo D'Arminio, Jr.				X
Joanne English-Rollieson				X
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

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**HOUSING AUTHORITY OF BERGEN COUNTY
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RESOLUTION 2022 - 25

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AMENDING AND UPDATING THE HOUSING CHOICE VOUCHER (SECTION 8) ADMINISTRATIVE PLAN.

WHEREAS, the Housing Authority of Bergen County (HABC) administers a Section 8 Housing Choice Voucher (Section 8) program that requires the HABC to adopt a written administrative plan that establishes local policies for administering the program; and

WHEREAS, the administrative plan, and any revisions to it must be formally adopted by the HABC's Board of Commissioners; and

WHEREAS, the HABC has updated the Section 8 Administrative Plan, specifically addressing the following policies and procedures specifically pertaining to the Housing Choice Voucher program:

1. To provide a preference to lease in place eligible families currently occupying rental housing units
2. To provide a preference for veterans and surviving spouses as set forth in N.J. Admin Code 5:40-2.2

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby adopt the revised Section 8 Housing Choice Voucher Administrative Plan beginning implementation on April 1, 2022.

Resolution adopted as read on motion by Commissioner Sohmer
seconded by Commissioner Caminiti.

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Angelo D'Arminio, Jr.				X
Joanne English-Rollieson				X
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

March 24, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR