

Edison Housing Authority Board Meeting
Robert Holmes Gardens
14 Rev. Samuel Carpenter Blvd., Edison, NJ
(Community Room)

Tuesday, May 16, 2023
6:00 pm

AGENDA

Call to Order

Pledge of Allegiance

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 28, 2022 and a copy of the notice was published in the Home News Tribune on December 30, 2022. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison, Clerk and posted in the Municipal Building.

4. Roll Call

5. Approval of April 18, 2023, Regular Meeting Minutes

6. Resolutions:

- | | |
|----------|--|
| 1-5-2023 | Resolution to approve vouchers for payment of invoices in the amount of \$112,349.55 for the month of May. |
| 2-5-2023 | Resolution by the Commissioners of the Edison Housing Authority authorizing the adoption of the Budget for Fiscal Year 2023-2024. |
| 3-5-2023 | The Edison Housing Authority Board of Commissioners Approves Amending the Housing Choice Voucher Program Administration Plan to Require Veterans as First Preference to the Housing Choice Voucher Program's Waiting List. |

Edison Housing Authority Board Meeting
Robert Holmes Gardens
14 Rev. Samuel Carpenter Blvd., Edison, NJ
(Community Room)

Tuesday, May 16, 2023
6:00 pm

4-5-2023 The Edison Housing Authority Board
of Commissioners approves the
Significant Amendment made to the
Edison Housing Authority's Annual
and 5 Year Plans in the form
attached Hereto.

7. Old Business: a.) Financial Summary for Review

8. New Business: a.) RAD Update Presentation: Richard Ginnetti and Charlie Lewis,
The Brooke Group
b.) Executive Director Report

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
Julius Engel Gardens
Tuesday, April 18, 2023
6:00 PM
MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Julius Engel Gardens, 1 Willard Dunham Drive, Edison, NJ in the community room. The meeting was called to order at 6:04 pm.

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 28, 2022 and a copy of the notice was published in the Home News Tribune on December 30, 2022. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison, Clerk and posted in the Municipal Building.

Roll Call

In attendance: Chairman, Barry Telesnick, Vice Chairman Carlos N. Sanchez (via-zoom), Commissioner Dale Jones (via-zoom), Commissioner Toni Johnson, Commissioner Sonali Patel, Commissioner Lennox Small Ed.D., Commissioner Deborah Andrews, Deborah Hurley, Executive Director, Terrence Corrison, Esq, and Edison Township Liaison, Joyce Ship-Freeman,

Approval of March 21, 2023, Regular Meeting Minutes

Motion: Commissioner Lennox Small Ed.D.

Second: Commissioner Dale Jones

Discussions: No discussion

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson			X	
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small Ed.D.	X			

Resolution 1-4-2023 to approve vouchers for payment of invoices in the amount of \$87,375.62 for the month of March.

Motion: Vice Chair, Carlos N. Sanchez

Second: Commissioner Dale Jones

Discussions: There was no discussion

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson			X	
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small Ed.D.	X			

Resolution 2-4-2023 the Resolution by the Commissioners of the Edison Housing Authority to Approve the Budget for the Fiscal Year 2023 to 2024.

Motion: Commissioner Lennox Small Ed.D.

Second: Commissioner Dale Jones

Discussions: Ralph Polcari, Polcari & Polcari presented an overview of the budget. Revenue is good, not many changes compared to the previous year and anticipated expenditures for RAD have been included. Commissioner Dale Jones raised a question related to the present 70% HAP. Deborah Hurley, Executive Director and Zena Sutton, Director of HCV indicated that the percentage is not reflected in the budget and will be addressed during the HVC Department presentation. If there are no further questions, the budget will be submitted to the state for approval, in order to be adopted at the next board meeting in May, 2023.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small Ed.D.	X			

Resolution 3-4-2023 Resolution to Award a Contract for Landscaping Services at Robert E. Holmes Gardens and Julius Engel Gardens Properties.

Motion: Commissioner Sonali Patel

Second: Commissioner Toni Johnson

Discussions: Chairman Barry Telesnick made a recommendation to have the Executive Director, Deborah Hurley submit the rfp for landscaping services in the month of February to ensure landscaping services are ready for the month of March. Vice Chairman Carlos was not satisfied with the service of the landscaper and questioned the rfp and selection process. Deborah Hurley, Executive Director provided a detailed overview of the process and explained that we have not had multiple submissions in several years. Commissioner Dale Jones inquired about the pricing and indicated that the service we get is based on the price we pay. Chairman Telesnick suggested a meeting be scheduled with the landscaper to discuss concerns that have been mentioned by the commissioners.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick				X
Vice Chairman Carlos N. Sanchez		X		
Commissioner Deborah Andrews				X
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small Ed.D.	X			

Resolution 4-4-2023 Resolution by the Commissioners of the Edison Housing Authority Authorizing the Award of Contracts to Surety Title Company to Perform Title Search Services to the Edison Housing Authority.

Motion: Vice Chairman Carlos N. Sanchez

Second: Commissioner Sonali Patel

Discussions: Chairman Barry Telesnick asked Executive Director, Deborah Hurley to expand on the need to secure a title search company. Deborah Hurley, Executive Director explained in detail about the necessary steps involving the RAD program at Robert Holmes Gardens. A rfp was issued to secure a title insurance company to perform title search services at Robert E. Holmes Gardens in preparation for the RAD transaction. Funds to pay for the service can be paid from the Capital Funds. Richard Ginnetti, RAD consultant indicated that SURETY provided favorable rates for EHA.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			

Commissioner Dale Jones	X
Commissioner Sonali Patel	X
Commissioner Lennox Small Ed.D.	X

Resolution 5-4-2023 Resolution by the Commissioners of the Edison Housing Authority Authorizing the Signature of Chairman Barry Telesnick, Vice Chairman Carlos N. Sanchez, Treasurer Lennox H. Small, and Deborah Hurley, Executive Director to be added to the Public Housing business checking and money market accounts at Santander Bank.

Motion: Commissioner Dale Jones
Second: Commissioner Toni Johnson

Discussions: Deborah Hurley, Executive Director explained that due to the status of several commissioners appointments, an update to all bank signature cards need to be updated with current approved commissioner signatures .

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small Ed.D.	X			

Resolutions 6-4-2023; 7-4-2023; 8-4-2023; 9-4-2023; 10-4-2023; 11-4-2023; 12-4-2023; 13-4-2023; 14-4-2023 by the Commissioners of the Edison Housing Authority authorizing the signatures of Chairman Barry Telesnick, Vice Chairman Carlos N. Sanchez, Treasurer, Lennox H. Small, and Deborah Hurley, Executive Director to be added to the Public Housing, Housing Choice Voucher, Money Market, Tenant /Landlord Escrow, Disbursement Tenant/Landlord Checking, Continuum of Care and Women Aware accounts at Provident Bank.

Motion: Commissioner Lennox Small Ed.D.
Second: Vice Chairman Carlos N. Sanchez

Discussions: No discussions

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			

Commissioner Dale Jones	X
Commissioner Sonali Patel	X
Commissioner Lennox Small Ed.D.	X

Old Business:

- a) Financial summary – As customary, all commissioners can review individually. If there are any questions, please feel free to contact the executive director.

New Business:

- a) Executive Director, Deborah Hurley presented Zena Sutton, Director of HCV and COC Programs. The COC program just completed an audit, and EHA's VMS was monitored. Presently, there were several "findings" that require a response by the first week in May. In addition, our VMS monitoring received positive marks. However, a meeting was held with our HUD Rep. who reviewed our HCV program. Presently, we are underutilized at 70%. Zena Sutton presented our recovery plan that is presently in effect. Internally, the HCV department is making preparations to open EHA's HCV waiting list. The goal is to exhaust the existing waiting list and open the waiting list in June to secure 300 applicants. In the event we do not reach our numbers, we will then begin to absorb clients.
- b) Deborah Hurley, Executive Director provided an update regarding EHA property.
 - 1.) A tour was given to developers who are interested in responding to the Co-Developers rfp. Our RAD consultants and the Exec. Dir. conducted the tour.
 - 2.) A meeting was held with the new architect and engineering firm to review renderings and draft budget of the basketball/tennis courts.

Open to Public Motion: Commissioner Toni Johnson

Second: Commissioner Lennox Small Ed.D.

Public Portion: 7:10 pm

No Discussion

Close Public Portion: 7:11 pm

Closed to Public Motion: Commissioner Toni Johnson

Second: Commissioner Deborah Andrews

Motion to adjourn: Commissioner Toni Johnson

Second: Commissioner Deborah Andrews

adjourn: 7:12 pm

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			

Commissioner Dale Jones	X
Commissioner Sonali Patel	X
Commissioner Lennox Small Ed.D.	X



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority

4/19/2023 - 5/16/2023

Check Name

SSN/
TIN

Check Address

Print 1099

AB Universal Messaging

56-
255476
0

PO Box 195 Spring Lake NJ 07762

Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
05/01/2023	4821	CHK	73800 422202 3	answering service - April 2023	04/23	\$108.24		\$108.24

Totals For Vendor: AB Universal Messaging**\$108.24**

Acme Windows

36 Somerset Street Plainfield NJ

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
05/15/2023	4866	CHK	49041	50 window balances	05/23	\$775.00		\$775.00

Totals For Vendor: Acme Windows**\$775.00**

Aflac

1932 Wynnton Road Columbus GA

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
05/08/2023	4845	CHK	690190	insurance premium - April 2023	04/23	\$195.02		\$195.02

Totals For Vendor: Aflac**\$195.02**

Breslin and Breslin, P.A.

41 Main Street Hackensack NJ 07601-

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
05/15/2023	4867	CHK	0423	legal services for April 2023	05/23	\$2,350.00		
			032423 A	legal charges 11 complaints-short pymt on 3/21/23 inv	05/23	\$627.00		
			51123	eviction complaints & warrant of removal	05/23	\$674.00		\$3,651.00

Totals For Vendor: Breslin and Breslin, P.A.**\$3,651.00**

Cafe Gallo

26-
351623
9

1153 Inman Ave Edison NJ 08820

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
05/01/2023	4822	CHK	042523	2 xl pizza for STEM programme	04/23	\$26.00		\$26.00
05/08/2023	4846	CHK	101	4x french fries & 4x chk fingers	04/23	\$56.00		

				102 differen ce	2 xl pizza for STEM programme	04/23	\$4.00		\$60.00
Totals For Vendor: Cafe Gallo									\$86.00
Carmen Amalbert				11 Vermeer Drive South Amboy NJ			No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/01/2023	4823	CHK	042123	Miles in March & April 2023 03/14 EHA- Pict_it-Dollarstr- Eha,04/18eha- wlmrt,eha-jeg	04/23	\$23.14		\$23.14
Totals For Vendor: Carmen Amalbert									\$23.14
Corbett Exterminating,				284 Sheffield Street Unit: Suite 2			No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/01/2023	4824	CHK	054925 1-in	reh monthly cemit treatment-april 2023	04/23	\$450.00		\$450.00
Totals For Vendor: Corbett Exterminating, Inc.									\$450.00
Deborah Hurley				1434 Maplewood Terrace Plainfield NJ			No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/01/2023	4825	CHK	041420 23	staff lunch 04/14/2023	04/23	\$46.53		\$46.53
Totals For Vendor: Deborah Hurley									\$46.53
D'Onofrio & Son				47 Van Ness Terrace Maplewood NJ			No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/08/2023	4847	CHK	32691	reh & jeg lawn maintenance- may 2023(1 of 8)	04/23	\$4,875.00		\$4,875.00
Totals For Vendor: D'Onofrio & Son Landscaping									\$4,875.00
Edison Sewer Collector				100 Municipal Boulevard Edison NJ			No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/08/2023	4848	CHK	2023- 1st half	2023 - 1st half sewer charges reh & jeg	04/23	\$29,143.89		\$29,143.89
Totals For Vendor: Edison Sewer Collector									\$29,143.89
Elizabethtown Gas				PO Box 6031 Bellmawr NJ 08099			No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/01/2023	4826	CHK	057713 8900- 042723	reh gas 3/21/23- 4/19/23	04/23	\$10.50		\$10.50

	05/01/2023	4827	CHK	445833 4671- 42923	reh gas 3/21/2- 4/19/23	04/23	\$225.54		\$225.54
	05/01/2023	4828	CHK	392230 9254- 042923	reh gas 3/21/23- 04/19/23	04/23	\$1,048.77		\$1,048.77
	05/01/2023	4829	CHK	399655 4541- 040523	reh gas 02/28/23- 3/31/23	04/23	\$12,210.97		\$12,210.97
	05/15/2023	4868	CHK	399655 4541- 43023	reh gas - 3/31/23- 4/30/23	05/23	\$7,159.13		\$7,159.13
Totals For Vendor: Elizabethtown Gas									\$20,654.91
Enes Service Center LLC 247 Central Avenue Metuchen NJ							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/01/2023	4830	CHK	0323	auto fuel - March 2023	04/23	\$197.48		\$197.48
	05/15/2023	4869	CHK	0423	gas fuel - April 2023	05/23	\$206.00		\$206.00
Totals For Vendor: Enes Service Center LLC									\$403.48
Gannet New Jersey PO Box 677599 Dallas TX 75267-							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/15/2023	4870	CHK	000558 8224	publication - April 2023	05/23	\$87.26		\$87.26
Totals For Vendor: Gannet New Jersey Newspapers									\$87.26
Home Depot Credit Dept 32 - 2531888992 PO Box 78047							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/15/2023	4871	CHK	302238 2	reh maintenance materials	05/23	\$24.91		
				332334 6	reh maint supplies	05/23	\$91.79		
				902672 2	reh maint materials	05/23	\$288.00		
				832383 6	reh maint materials	05/23	\$66.38		
				732396 8	reh maint materials	05/23	\$1,173.93		
				602021 9	reh maint materials	05/23	\$444.22		
				232449 4	reh maint materials	05/23	\$1,194.15		
				105003 6	reh maint materials	05/23	\$540.32		
				302179 0	jeg maint material	05/23	\$249.00		\$4,072.70

Totals For Vendor: Home Depot Credit Services									\$4,072.70
InterGlobe 4295 Arthur Kill Road Staten Island							No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total	
05/15/2023	4872	CHK	231205721	reh telephone service - May 2023	05/23	\$963.99		\$963.99	
Totals For Vendor: InterGlobe Communications, Inc.							Yes		\$963.99
Miaili Wilson 136-11- 17D Beaver Avenue Edison NJ 3493 08820									
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total	
05/01/2023	4831	CHK	42423	stem programme help 5hours & 30mints @\$10.	04/23	\$55.00		\$55.00	
05/01/2023	4832	CHK	042623	part time work 4hr @\$10 for stem	04/23	\$40.00		\$40.00	
05/01/2023	4833	CHK	042523	office part time help 17hours 41 minutes@\$10.00	04/23	\$176.87		\$176.87	
05/15/2023	4873	CHK	5923	food pantry part-time help 4/25/23-5/9/23	05/23	\$188.40		\$188.40	
05/15/2023	4874	CHK	5923cd bg	golT part time help 4.47 hrs @\$10/hr	05/23	\$44.70		\$44.70	
Totals For Vendor: Miaili Wilson									\$504.97
Middlesex Water PO Box 826538 Philadelphia PA							No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total	
05/01/2023	4834	CHK	553530000042623	Water bill for JEG for 03/14/23 to 4/17/23	04/23	\$6,651.36		\$6,651.36	
Totals For Vendor: Middlesex Water Company									\$6,651.36
Mitchell's Plumbing and 247 Speedwell Ave Morristown NJ							No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total	
05/01/2023	4835	CHK	866	6D Weston forbes ct Ecail Broken pipe in wall connecting to toilet ,removed&replace the damege pipe	04/23	\$620.00			
			867	Remove & replace shower tub diverter refill system &check for leaks	04/23	\$1,100.00			

				870	17f Beaver St , Leak on exterior ,interior wall, kitchen drain pipe damaged open the wall to replace	04/23	\$1,850.00		\$3,570.00
Totals For Vendor: Mitchell's Plumbing and Heating									\$3,570.00
NetConnect, Inc. 111 Storer Avenue Unit: Suite B2							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/08/2023	4849	CHK	N8217	remote & onsite maint of networks- May 2023	04/23	\$792.00		\$792.00
Totals For Vendor: NetConnect, Inc.									\$792.00
New Jersey American Box 371331 Pittsburgh PA 15250-							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/08/2023	4850	CHK	1018- 210021 836324 050223	9 LYLE PL H EDISON WATER BILL	04/23	\$528.61		\$528.61
	05/08/2023	4851	CHK	1018- 210021 902795 050223	12 Wintergreen Ave we Edison NJ	04/23	\$208.51		\$208.51
	05/08/2023	4852	CHK	1018 210021 604954 050223	14 rev samuel carpenter blvd	04/23	\$107.70		\$107.70
	05/08/2023	4853	CHK	1018- 210021 839385 050223	5 WESTON FORBES CT B	04/23	\$2,023.13		\$2,023.13
	05/08/2023	4854	CHK	1018 210021 901730 050223	7 weston forbes ct d Edison	04/23	\$200.10		\$200.10

	05/08/2023	4855	CHK	101821 002183 8511 050223	4 WESTON FORBES CT C	04/23	\$233.70		\$233.70
	05/08/2023	4856	CHK	1018- 210021 656696 050223	15 LYLE PLACE H EDISON	04/23	\$1,746.61		\$1,746.61
	05/08/2023	4857	CHK	1018- 210021 837815 050223	2 WESTON FORBES CT C EDISON	04/23	\$250.70		\$250.70
	05/08/2023	4858	CHK	1018- 210021 840699 050223	6 WESTON FORBES CT D	04/23	\$183.30		\$183.30
	05/08/2023	4859	CHK	1018- 210021 837112 050223	3 WESTON FORBES CT D EDISON	04/23	\$183.30		\$183.30
	05/08/2023	4860	CHK	1018- 210021 902436 050223	8 weston Forbes ct E Edison	04/23	\$183.30		\$183.30
	05/08/2023	4861	CHK	1018 210018 967338 050223	1 wintergreen ave wb edison	04/23	\$830.10		\$830.10
	05/15/2023	4875	CHK	1018- 210021 901341- 42723	reh water 3/28/23- 4/27/23	05/23	\$594.91		\$594.91

	05/15/2023	4876	CHK	1018-210021 605605-42623	reh water 3/28/23-4/26/23	05/23	\$545.41		\$545.41
	05/15/2023	4877	CHK	101821 002165 7798-42623	reh water 3/28/23-4/26/23	05/23	\$57.42		\$57.42
Totals For Vendor: New Jersey American Water									\$7,876.80
Nexacomm LLC PO Box 498 Hastings on Hudson NY							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/08/2023	4862	CHK	3903	jeg telephone service - MARCH 2023	04/23	\$89.97		\$89.97
Totals For Vendor: Nexacomm LLC									\$89.97
Optimum PO Box 70340 Philadelphia PA 19176-							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/01/2023	4836	CHK	07875-386464-01-1-042823	reh office internet 04/22/23 to 05/21/23 advance payment for internet	04/23	\$177.73		\$177.73
	05/01/2023	4837	CHK	078752 079610 39 0423	for 04/22/23 to 05/21/23	04/23	\$151.73		\$151.73
Totals For Vendor: Optimum									\$329.46
Phoenix Specialties, LLC 650-C South Avenue Garwood NJ							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/01/2023	4838	CHK	37500	Black bags , 30 " range hood in 04/19/23	04/23	\$567.35		\$567.35
Totals For Vendor: Phoenix Specialties, LLC									\$567.35
Polcari & Co. 2035 Hamburg Turnpike Unit: H							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/15/2023	4878	CHK	14704	accounting services - Apr 2023, Prep & Presentation FYE 6/30/24 state budget	05/23	\$5,135.00		\$5,135.00
Totals For Vendor: Polcari & Co.									\$5,135.00
PSE&G CO PO Box 144444 New Brunswick NJ							No		

	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	05/01/2023	4839	CHK	669157 2106- 42723	jeg gas & electric 3/21/23-4/20/23	04/23	\$4,783.32		\$4,783.32
	05/15/2023	4879	CHK	503100 116193	reh electric 3/23/23- 4/24/23	05/23	\$2,557.05		\$2,557.05
Totals For Vendor: PSE&G CO									\$7,340.37
Robert Half 941-64- 12400 Collections Center Drive 8752 Chicago IL 60693 No									
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	05/08/2023	4863	CHK	617144 50	Employee hiring fees & wage Pranav Raval	04/23	\$1,624.00		
				617489 84	Employee hiring fees & wage Pranav Raval	04/23	\$406.00		
				617812 64	Employee hiring fees & wage Pranav Raval	04/23	\$1,858.32		\$3,888.32
Totals For Vendor: Robert Half									\$3,888.32
Standard Waste Services 21 Edgeboro Road East Brunswick NJ No									
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	05/01/2023	4840	CHK	463262	reh trash service- May 2023	04/23	\$2,808.00		\$2,808.00
	05/15/2023	4880	CHK	464959	30 yard waste picked up 5/2/23	05/23	\$338.70		
				464702	30 yard waste picked up 4/25/23	05/23	\$327.30		\$666.00
Totals For Vendor: Standard Waste Services									\$3,474.00
Staples PO Box 70242 Philadelphia PA 19176- No									
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	05/08/2023	4864	CHK	807001 9083	5 case Staples copy- printer paper	04/23	\$222.45		\$222.45
	05/15/2023	4881	CHK	807018 9910	office supplies	05/23	\$119.63		\$119.63
Totals For Vendor: Staples									\$342.08
Starlite Services LLC 27- PO Box 487 Perth Amboy NJ 08862 Yes									
				3					
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	05/01/2023	4841	CHK	0057	apt 6D vacant apt cleaning	04/23	\$359.00		
				0058	apt 7B vacant apt cleaning	04/23	\$359.00		

				0056	apt 17G vacant apt cleaning	04/23	\$434.00		\$1,152.00
Totals For Vendor: Starlite Services LLC									\$1,152.00
Steven Galante 151-82- 6 Atlantic Road Somerset NJ 08873 0716							No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
05/01/2023	4842	CHK	03312023	Website maintenance for EHA Mar.2023	04/23	\$150.00		\$150.00	
Totals For Vendor: Steven Galante									\$150.00
Steve's Appliance Doctor, 6 Eardley Road Edison NJ 08817							No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
05/15/2023	4882	CHK	45091	apt 9B bake ignition kit installed	05/23	\$223.50			
			45109	apt F3 oven thermostat installed	05/23	\$402.50			
			44991	APT F3-checked refrigerator, not worth repairing	05/23	\$79.50		\$705.50	
Totals For Vendor: Steve's Appliance Doctor, Inc.									\$705.50
Terrel Bradley 156-06- 1045 Grove Avenue Unit: 7A Edison 3231 NJ 08820							Yes		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
05/01/2023	4843	CHK	41923	part time maint help collecting shopping carts 4/4/23-4/14/23 8 hrs	04/23	\$120.00			
			43023	part time maint help collecting shopping carts 4/18/23-4/30/23 8 hrs	04/23	\$120.00		\$240.00	
05/15/2023	4883	CHK	51223	part time maint help collecting shopping carts 5/2/23-5/12/23 8 hrs	05/23	\$120.00		\$120.00	
Totals For Vendor: Terrel Bradley									\$360.00
The Brooke Group LLC 27- 209 E. Egnor Drive Absecon NJ 095048 08205 5							Yes		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	

	05/15/2023	4884	CHK	EHA-GD03-2023	RAD Consulting - March 2023	05/23	\$2,501.25		\$2,501.25
Totals For Vendor: The Brooke Group LLC									\$2,501.25
The Print Post 274 Chestnut Street Newark NJ							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/01/2023	4844	CHK	29049	Creative design certificates ,print certificates	04/23	\$111.50		\$111.50
Totals For Vendor: The Print Post									\$111.50
TRIAD Associates 1301 W. Forest Grove Road Vineland							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/08/2023	4865	CHK	56819	EHA Bid Consulting fee	04/23	\$750.00		\$750.00
Totals For Vendor: TRIAD Associates									\$750.00
Verizon Wireless PO Box 408 Newark NJ 07101-0408							No		
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/15/2023	4885	CHK	993365 8640	cell phone service 3/29/23-4/28/23	05/23	\$521.46		\$521.46
Totals For Vendor: Verizon Wireless									\$521.46
Grand Totals:							Total Payments:		
								36	\$112,349.55

RESOLUTION # 1-5-2023

VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices in the amount of \$112,349.55 for the month of May.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-5-2023 shall be approved.


MOVED: Commissioner Johnson

SECONDED: Commissioner Small, Ed.D.

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Telesnick	X			
Vice Chairman N. Sanchez				X
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Andrews	X			
Commissioner Patel	X			
Commissioner Small, Ed.D.	X			

PASSED AND ADOPTED THE 16 day of May, 2023

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting May 16, 2023



Deborah M. Hurley, Secretary, Executive Director

2023 ADOPTED BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2023 to June 30, 2024

WHEREAS, the Annual Budget and Capital Budget/Program for the Edison Housing Authority for the fiscal year beginning July 01, 2023 and ending June 30, 2024 has been presented for adoption before the governing body of the Edison Housing Authority at its open public meeting of May 16, 2023; and

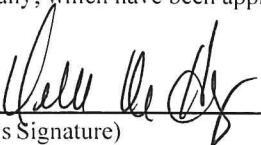
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

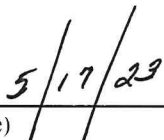
WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$6,649,982.00, Total Appropriations, including any Accumulated Deficit, if any, of \$6,608,324.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$195,000.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority at an open public meeting held on May 16, 2023 that the Annual Budget and Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2023 and ending June 30, 2024 is hereby adopted and shall constitute appropriations for the purposes stated; 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.


(Secretary's Signature)


(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Carlos N. Sanchez				X
Barry Telesnick	X			
Dale Jones	X			
Lennox Small, ED.D.	X			
Sonali Patel	X			
Toni Johnson	X			
Deborah Andrews	X			

MOVED: Commissioner Small

SECONDED: Commissioner Jones

RESOLUTION # 3-5-2023

THE EDISON HOUSING AUTHORITY BOARD OF COMMISSIONERS APPROVES AMENDING THE HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATION PLAN TO REQUIRE VETERANS AS FIRST PREFERENCE TO THE HOUSING CHOICE VOUCHER PROGRAM'S WAITING LIST.

WHEREAS, the Edison Housing Authority operates a Public Housing and Housing Choice Voucher program; and

WHEREAS, the Edison Housing Authority's Housing Choice Voucher Program has an Administrative Plan that presently does not include a veteran's preference; and

WHEREAS, the state of New Jersey has passed legislation that requires that all housing authorities adopt a veteran's preference for their Housing Choice Voucher program waiting lists; and

WHEREAS, In preparation for the Edison Housing Authority to open its waiting list this summer, it will be necessary to amend the housing authority's Housing Choice Voucher Administrative Plan to include a preference for veterans; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that the Administrative Plan be revised to include the preference for veterans as required by NJAC 5:40-2.2

MOVED: Commissioner Andrews


SECONDED: Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Telesnick	X			
Vice Chairman N. Sanchez				X
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Andrews	X			
Commissioner Patel	X			
Commissioner Small	X			

RESOLUTION # 3-5-2023

PASSED AND ADOPTED THE 16 day of May, 2023

I, Deborah M. Hurley, Secretary of the
Housing Authority of the Township of
Edison, hereby certify that the foregoing
Is a true copy of a resolution of the
Authority adopted at a regular meeting
May 16, 2023



Deborah M. Hurley, Secretary, Executive Director

PHA Plan Amendment

Significant Amendment: Rental Assistance Demonstration (RAD) Project Based Voucher Conversions

The Edison Housing Authority is amending its (annual and/or 5-year) PHA Plan because it plans to apply to HUD to be an applicant in the Rental Assistance Demonstration (RAD). If the Edison Housing Authority is successful, as a result, the application the Edison Housing Authority will be converting to Project Based under the guidelines of H 2019-09/PIH 2019-23 (HA), REV-4 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H 2019-09/PIH 2019-23 (HA), REV-4; and H-2016-17/PIH-2016-17.; These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Edison Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Edison Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Edison Housing Authority may also borrow funds to address their capital needs. The Edison Housing Authority will also be contributing Operating Reserves in the total amount of it has in its reserves, Capital Funds in the total amount allocated by HUD to the Edison Housing Authority towards the conversion, and/or Replacement Housing Factor (RHF) Funds in the total amount allocated to the Edison Housing Authority, if any, towards the conversion. The Edison Housing Authority currently has debt under the Capital Fund Financing Program and will be working with Wells Fargo Bank and the New Jersey Mortgage and Finance Agency to address outstanding debt issues, which may result in additional reductions of Capital Funds

This proposed amendment provides additional information as required by HUD concerning The Edison Housing Authority's RAD portfolio conversion plans, as well as, its plans to convert pursuant to HUD Notice PIH 2021-07 (HA) under a RAD/Section 18 Small PHA Blend as it applies to Julies C. Engel Gardens and Robert Holmes Gardens. It is the Edison Housing Authority's intention to incorporate this proposed amendment in its entirety into to the next annual plan. Further, the Edison Housing Authority notes that the intention to convert under RAD to PBV was discussed at the March 17, 2022 and again at the February 24, 2023 Resident Advisory Board meetings and contained within the resulting annual plan submission. The Edison Housing Authority held meetings at both Robert E. Holmes Gardens and Julies C. Engel Gardens on April 21, 2022 and at Robert E. Holmes Gardens on June 23, 2022 where the RAD conversion was reviewed.

Below, please find specific information of on public housing development(s) selected for RAD:

Development #1

<u>Name of Public Housing Project:</u> Robert Holmes Gardens	<u>PIC Development ID:</u> NJ043000001	<u>Conversion type:</u> PBV	<u>Transfer of Assistance:</u> (N/A)
<u>Total Units:</u> 90	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> Family	<u>Capital Fund allocation of Development:</u> (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion: 90	Number of Units Post-Conversion: 90 units total, however, the EHA intends to convert using a RAD Section 18 blend where up to 80% of the units will be traditional Section 8 Project Based Vouchers	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.): No change in total units or configuration planned
Studio/Efficiency	0	0	0
One Bedroom	6	6	0
Two Bedroom	22	22	0
Three Bedroom	38	38	0
Four Bedroom	18	18	0
Five Bedroom	6	6	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance): N/A</u>	<u>(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) N/A</u>		

Development #2

<u>Name of Public Housing Project:</u> Julies C. Engel Gardens	<u>PIC Development ID:</u> NJ043000002	<u>Conversion type:</u> PBV	<u>Transfer of Assistance:</u> (N/A)
<u>Total Units:</u> 70	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> Family	<u>Capital Fund allocation of Development:</u> (Total Annual Capital Fund allocation divided by total number of public

			housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion: 70	Number of Units Post-Conversion: 70 units total, however, the EHA intends to convert using a RAD Section 18 blend where up to 80% of the unit will be traditional Section 8 Project Based Vouchers	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.) No change in total units or configuration planned:
Studio/Efficiency	0	0	0
One Bedroom	48	48	0
Two Bedroom	10	10	0
Three Bedroom	12	12	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
(If performing a Transfer of Assistance): N/A	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) N/A		

PBV Resident Rights and Participation

1. No Rescreening of Tenants upon Conversion. Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.³⁶ Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, Section 8(o)(4) of the 1937 Act and 24 CFR § 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. MTW agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, HUD waives Section 8(o)(4) and 24 CFR § 982.201 to the extent necessary for this provision to apply to current public housing residents of the Converting Project that will reside in non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR Part

983 for non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.¹

2. Right to Return. See Section 1.4.A.5.b. and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident's right to return. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

3. Phase-in of Tenant Rent Increases. If, purely as a result of conversion, the amount a tenant would pay for rent and utilities under the PBV program (the tenant's TTP) would increase the tenant's TTP by more than the greater of 10 percent or \$25, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances and must communicate such policy in writing to affected residents. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section "Calculated PBV TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1 (the first recertification following conversion), as illustrated below.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP

¹ These protections (as well as all protections in this Notice for current households) also apply when a household is relocated to facilitate new construction or repairs following conversion and subsequently returns to the Covered Project.

- Year 3: Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP²

Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 5 AR and all subsequent recertifications – Full Calculated PBV TTP

Please Note: In either the three year phase-in or the five-year phase-in, once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

4. Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs. Public Housing residents that are currently FSS participants will continue to participate in the PHA's FSS program. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

² For example, where a resident's most recently paid TTP is \$100, but the Calculated PBV TTP is \$200 and remains \$200 for the period of the resident's occupancy, (i.e. no changes in income) the resident would continue to pay the same rent and utilities for which it was responsible prior to conversion. At the first recertification following conversion, the resident's contribution would increase by 33% of \$100 to \$133. At the second AR, the resident's contribution would increase by 50% of the \$66 differential to the standard TPP, increasing to \$166. At the third AR, the resident's contribution would increase to \$200 and the resident would continue to pay the Calculated PBV TTP for the duration of their tenancy.

However, PHAs should note that there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.³ Further upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

For information on FSS PIC reporting requirements for RAD conversions, see Notice PIH 2016-08 at <http://portal.hud.gov/hudportal/documents/huddoc?id=pih2016-08.pdf>.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities.

5. Resident Participation and Funding. In accordance with Attachment 1B, residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

6. Resident Procedural Rights. The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum (HUD Form 52530-c), as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

³ The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.

- i. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD and to non-RAD PBV units located at the Covered Project. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be :
- a. A reasonable period of time, but not to exceed 30 days:
 - i. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
 - b. Not less than 14 days in the case of nonpayment of rent; and
 - c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
- ii. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For termination of assistance and several other PHA determinations, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(v),⁴ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 - i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current

⁴ § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate program has been repealed.

standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).

- ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
- c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- d. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the Same Covered Project shall be subject to the terms of this provision.

7. Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the Same Covered Project shall be subject to the terms of this provision.

8. Jobs Plus. Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant relocation and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary's discretion, choose to end the Jobs Plus program at that project. Job Plus is not applicable to EHA.

9. When Total Tenant Payment Exceeds Gross Rent. Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice.⁵ In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIC. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the Same Covered Project shall be subject to the terms of this provision.

Unless a waiver is requested and approved as described below, any new admission to the Covered Project must meet the eligibility requirements at 982.201 and require a subsidy payment at admission to the program, which means their TTP may not equal or exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully

⁵ For example, a public housing family residing in a property converting under RAD has a TTP of \$600. The property has an initial Contract Rent of \$500, with a \$50 Utility Allowance. Following conversion, the residents is still responsible for paying \$600 in tenant rent and utilities.

assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has left the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where “floating units have been permitted, Section 1.6.B.10 of the Notice.

A PHA may request a waiver from HUD for the Covered Project in order to admit otherwise eligible families whose TTP exceeds gross rent and to allow the units those families occupy to remain under the HAP contract even if the PHA has not made a housing assistance payment for a family in 180 days.

For a Covered Project that consists of 100 percent RAD PBV units, the PHA must demonstrate that a waiver is necessary in order to avoid an undue concentration of poverty at the Covered Project. A PHA may evidence this by providing data showing, for example:

- how eligible income-certified applicants on the waiting list must be passed over because their incomes result in zero HAP at admission causing a higher concentration of poverty at the covered project; or
- how the income of newly admitted families is causing a markedly higher concentration of poverty than the PHA’s non-RAD PBV Projects.

The resulting impact on the property must be compared with the concentration of poverty at non-RAD PBV projects in the PHA’s jurisdiction. If there are no non-RAD PBV projects in the PHA’s jurisdiction, the PHA may alternatively demonstrate that the median income of families that could be admitted to the Covered Project is significantly lower than the median income of new admissions from the waiting list to the PHA’s HCV program since the time of the RAD conversion.

For any other Covered Project, the PHA must demonstrate that the property contains specific units (e.g., units suitable for large families or accessible units) for which there are insufficient alternative housing opportunities.

If the waiver is approved, the new admission[s] families covered under the waiver are participants under the program and all of the family obligations and protections under RAD and PBV apply to the family, and the unit is subject to all program requirements. Such waiver requests should be submitted to the PIH Field Office in accordance with Notice PIH 2018-16.

10. Under-Occupied Unit. If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In

order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived for current residents remaining or returning to the Covered Project. MTW agencies may not modify this requirement. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

PBV: Other Miscellaneous Provisions

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs and the Project Owner must cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
2. **Ongoing PHA Board Review of Operating Budget.** The Owner must submit to the administering PHA's Board the operating budget for the Covered Project annually. The PHA's Board must confirm that the Project Owner is making deposits into the Reserve for Replacement account in accordance with the RCC as well as assess the financial health of the Covered Project.⁶
3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** This section has been moved to 1.4.A.13 and 1.4.A.14.
4. **Establishment of Waiting List.**
24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:
 - i. Transferring an existing site-based waiting list to a new site-based waiting list.
 - ii. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.

⁶ For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of monitoring and evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

- iii. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
- iv. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective

communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).⁷

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c). To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

5. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.
6. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a conversion or take-out of construction financing), such consent may be evidenced through the RCC but HUD review of liens must be performed prior to execution.
7. **Administrative Fees for Public Housing Conversions During the Year of Conversion.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the “year of conversion”), RAD PBV projects will be funded with public housing funds. For example, if the project’s assistance converts effective July 1, 2015, the public housing ACC between the PHA and HUD will be amended to reflect the number of units under HAP Contract, but will be for zero dollars, and the RAD PBV HAP Contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

⁷ For more information on serving persons with LEP, please see HUD’s Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

PHAs operating an HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to “section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998” and 24 CFR § 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. PHAs will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

8. **Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA’s HCV program becomes PBV assistance, it is possible for most or all of a PHA’s turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing the following alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA’s authorized units under its HCV ACC with HUD: The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventor turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA’s administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD . MTW agencies may not alter this requirement.

9. **Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines.
10. **Initial Certifications and Tenant Rent Calculations.** The Contract Administrator uses the family's public housing tenant rent (reflected on line 10f of the family's most recent HUD Form 50058) at the date of the conversion to calculate the PBV HAP and tenant rent until the effective date of the earlier of the family's first regular or interim recertification following the date of conversion. At the earlier of the family's first regular or interim recertification, the Contract Administrator will use the family's TTP based on the recertification and the HCV utility allowance (or the PBV site-specific utility allowance, if applicable) to determine the PBV HAP and tenant rent. This means that the family pays the same tenant rent as the family was paying under the public housing program until the earlier of first regular or interim reexamination following conversion, at which point the normally applicable PBV calculation for the tenant rent becomes effective. (Under the PBV program, the monthly HAP is the rent to owner minus the tenant rent, and the tenant rent is the family TTP minus the utility allowance.) To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same property as the Covered Project shall be subject to the terms of this provision. To effectuate this provision, HUD is waiving 24 CFR 5.601 and 983.3(c)(6)(iii).

The Edison Housing Authority is not proposing any transfer of assistance at the time of conversion.

The Edison Housing Authority is not currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and an assurance that compliance will not be negatively impacted by conversion activities.

The Edison Housing Authority certifies that the RAD conversion complies with all applicable site selection and neighborhood reviews standards and that all appropriate procedures have been followed.

All other required information and certifications necessary to submit a Significant Amendment to the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications have been complied with.

The Edison Housing Authority shall not consider any of the following to be a Substantial Deviation from the PHA Plan: The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; Changes to the construction and rehabilitation plan for each approved RAD conversion; and Changes to the financing structure for each approved RAD conversion

Attachment: Joint Housing/PIH Notice H-2016-17/PIH-2016-17

RESOLUTION # 4-5-2023

THE EDISON HOUSING AUTHORITY BOARD OF COMMISSIONERS APPROVES THE SIGNIFICANT AMENDMENT MADE TO THE EDISON HOUSING AUTHORITY'S ANNUAL AND 5 YEAR PLANS IN THE FORM ATTACHED HERETO.

WHEREAS, the Edison Housing Authority is required to submit an Annual PHA Plan to HUD each year and a 5-Year Plan every fifth year; and

WHEREAS, due to the approved RAD conversion at the Robert E. Holmes Garden property, a significant amendment to the PHA plan needs to be made; and

WHEREAS, the Edison Housing Authority held a public hearing on May 2, 2023 at 10:00 am to receive comments on the annual plan/significant amendment; and

WHEREAS, there was no attendance by the public and therefore no comments or suggestions were received regarding the annual plan/significant amendment; and

WHEREAS, the Executive Director and the RAD Consultants met with the Resident Advisory Board on Friday, February 24th to present the significant amendment for comments; and

WHEREAS, the RAB Board was supportive of the RAD conversion and the significant amendment; and

WHEREAS, it is recommended that the board approve the attached PHA Annual/Significant Amendment for Fiscal Year beginning July 1, 2023, to be submitted to HUD; and

NOW, THEREFORE, Be It Resolved that the Board of Commissioners of the Edison Housing Authority approves the significant Amendment made to the Annual and 5 Year Plan that will be submitted to HUD.

MOVED: Commissioner Andrews

SECONDED: Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Telesnick	X			

RESOLUTION # 4-5-2023

Vice Chairman N. Sanchez	X
Commissioner Johnson	X
Commissioner Jones	X
Commissioner Andrews	X
Commissioner Patel	X
Commissioner Small, Ed.,D.	X

PASSED AND ADOPTED THE 16 day of May, 2023

I, Deborah M. Hurley, Secretary of the
Housing Authority of the Township of
Edison, hereby certify that the foregoing
Is a true copy of a resolution of the
Authority adopted at a regular meeting
May 16, 2023



Deborah M. Hurley, Secretary, Executive Director