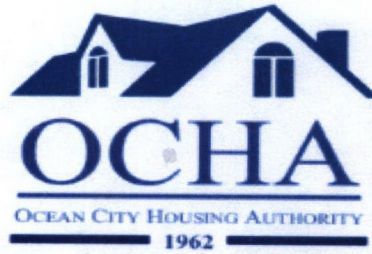


Board of Commissioners
Robert Barr, Chairperson
Scott Halliday, Vice-Chairperson
Michael Dattilo, Commissioner
Beverly McCall, Commissioner
Robert Henry, Commissioner
Patrick Mumman, Commissioner
Patricia Miles-Jackson, Commissioner



204 4th Street
Ocean City, New Jersey 08226

Phone: 609-399-1062
Fax: 609-399-7590

Jacqueline S. Jones, Executive Director

June 13, 2019

The Board of Commissioners
Ocean City Housing Authority
Ocean City, New Jersey 08226

Dear Commissioner:

The regular meeting of the Ocean City Housing Authority will be held on **Tuesday, June 18, 2019, at 5:00 pm at Administrative Offices – 204 4th Street, Ocean City, NJ 08226.**

The Board may enter into executive session to discuss personnel matters and any other housing business that meets the criteria for an executive session. Formal action may be taken.

Very truly yours,

Jacqueline S. Jones
Executive Director

Ocean City Housing Authority

AGENDA

Tuesday, June 18, 2019
Administrative Offices – 204 4th Street
5:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Reading of the "Sunshine Law Statement"
4. Roll Call
5. Approval of Minutes:
 - a. Regular Meeting on May 21, 2019
6. Fee Accountant's Report
7. Executive Director's Report
8. Committee Reports
9. Old Business
10. New Business
11. Resolutions:
 - # 2019-22 Approval of Monthly Expenses
 - # 2019-23 PHA Certification of Compliance Annual Plan
 - # 2019-24 Resolution of Compliance (Board of Commissioners and Executive Director)
- Executive Session if required*
12. Comments from the press and/or public – Limited to 5 minutes for each speaker
13. Comments from Board Members
14. Adjournment

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes May 21, 2019 – 5:02 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held on May 21, 2019, at 5:02 p.m. at Administrative Offices – 204 4th Street, Ocean City, New Jersey 08226.

The meeting was called to order by Chairman. Chairman Barr read the Sunshine Law.

Upon roll call those present were:

Commissioner Robert Halliday	<i>(Excused at 5:42 p.m.)</i>
Commissioner Patrick Mumman	
Commissioner Michael Dattilo	
Commissioner Beverly McCall	
Commissioner Robert Henry	
Commissioner Patricia Jackson	
Chairman Robert Barr	

Chairman Barr requested everyone rise for the Pledge of Allegiance.

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Linda Cavallo – Accountant and Ron Miller, VHA Assistant Asset Manager – Operations.

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from April 16, 2019. A motion was made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Abstain)
Chairman Robert Barr	(Yes)

Treasurer's Report

Ms. Cavallo reviewed the Financial Report for the seven months ended April 30, 2019. Motion to approve the Treasurer's Report made by Commissioner Halliday and seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Executive Director's Report

Mrs. Jones reviewed the Cash Report to reflect the updated bill list. There was a brief discussion regarding the balance owed to the City. Mrs. Jones updated the Board on her written report. The infestation issue at Bayview Manor is down to one case. The Authority is continuing the visual monthly inspections as well as canine inspections. This will be continued

until the Authority gets a very comfortable level that the infestation is clear. Commissioner Jackson asked what the infestations consisted of. There have been cases of roaches, bed bugs as well as mice occasionally. The Authority has a contract with an exterminator. The contractors inspect Bayview Manor monthly and treat every unit for the OCHA once a month for roaches.

The current administration in Washington is purposing that Housing Authorities will no longer be able to subsidize undocumented immigrants in public housing. Some might be surprised that there are undocumented immigrants in public housing. The reason being is the children are American Citizens therefore the rest of the family can live in the unit, but the rest of the family is not subsidized. It is a prorated calculation. If this new rule comes through, the children will obviously go with their parents or guardians and children will be displaced as well as their families. Many families will be affected throughout the country. The OCHA currently has one family that would be affected.

OCHA is on track for receiving bids from contractors for Speitel. May 30th is the due date. It would ideally be good to award at the June Board Meeting. Hopefully the bids will come in within the budget for the project. If there is a need for negotiations it may take longer than the June meeting deadline. The contract will be an AIA contract. There was a bidder's conference a few weeks ago. Brief discussion regarding Bayview Manor bid, which will be a few months longer before that is advertised.

Mrs. Jones stated the NJHMFA had the OCHA Board filled out questionnaires months ago and they are outdated. They will need to be completed again. Mrs. Jones handed them out to the Board. She requested the Board bring them back next month to sign and be notarized.

With no further discussion, motion to accept the Executive Director's Report made by Commissioner Halliday and seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Committee Reports – Although there is no committee report this evening, however, there has been a few changes to the Board therefore Chairman Barr has changed some of the committee assignments. The committees are as follows:

Building Maintenance Committee – Commissioners Halliday - Chair, Barr and Dattilo
Finance Committee – Commissioners Halliday - Chair, Barr and Mumman
Personnel Committee – Commissioners Jackson - Chair, Barr and Dattilo
Tenant Relations Committee – Commissioners Barr – Chair, Henry and McCall
Development & Redevelopment Committee – Commissioners Halliday - Chair, Barr and Dattilo

Commissioners will be notified with more information as it presents itself as it relates to their assigned committee.

Old Business – None.

New Business – Commissioner Jackson mentioned at one point the Board discussed opening up a community room. Mrs. Jones stated that has not been discussed in the last 2 years she has been with the OCHA. Commissioner Jackson asked if it was possible to have a community room for the family units. Mrs. Jones stated the plan for this building is it will be removed as part of the redevelopment process. Community rooms have not been discussed yet because the Authority is not in the planning stages yet, but it can certainly be discussed with the redevelopment committee. Commissioner Dattilo stated a solution will need to be made regarding Head Start.

With no other discussion in related matters the Chairman moved to the Resolutions.

Resolution #2019-16
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$121,053.74. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2019-17
Resolution Authorizing Utilization of Vineland Housing Authority Maintenance Staff to Supplement the Ocean City Housing Authority Maintenance Staff

Chairman Barr called for a motion to approve Resolution #2019-17. A motion was made by Commissioner Mumman; seconded by Commissioner McCall. Mrs. Jones stated a resolution was previously passed for three months of supplemental services needed by the VHA maintenance staff, which is primarily used for turnovers. This resolution memorializes the last resolution, which authorized \$11,000. Only \$9,500 was utilized. This resolution also authorizes the next three months of \$11,000 and the VHA will only invoice for actual time used. These invoices are generated based on the work order activity pulled from the software system. It is based on actual hours worked on site. This expense is included in the budget. Mrs. Jones stated the services being performed are included in the Shared Services Agreement. There is an hourly amount for these services. There is not necessarily a decrease in work orders, but some decrease in turnovers. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2019-18
Resolution Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on an Online Auction Website (GovDeals)

Chairman Barr called for a motion to approve Resolution #2019-18. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller stated this resolution is to sell items on GovDeals.com through a cooperative contract with Sourcewell. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2019-19

Resolution Adopting and Authorizing the Implementation of the Over-Income Limit Policy

Chairman Barr called for a motion to approve Resolution #2019-19. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated this is required by HUD. Over the years it has come to HUD's attention that there are some public housing residents that are in public housing and are over income, which is typically income over 80% of the area median income. The difference between public housing and Section 8 is once you qualify for public housing in the past you could stay in public housing. There isn't a high-income limit and most likely just pay the flat rent, which is close to the fair market rent. However, if someone is earning over 80% of the area median income and are paying the flat rent, they are paying less than 30% of their income toward rent. Therefore, that unit is not freed up for someone who has lower income. On the Section 8 side, once a resident reaches the contract rent limit based on the calculation and there is no assistance payment on their behalf, they have six months to use that voucher. After six months with no assistance payment the voucher is then passed on to another applicant. Over Income is a calculation based on two and half times the very low-income limit for Ocean City. Mrs. Jones provided an example. At this point, the OCHA does not have any residents that is in the over income limit. The Authority is obligated to have this policy. After the policy is passed, if someone is over income at their next recertification they must be notified they are over income and if they are over income for another 12 months then the Authority can charge fair market rent. The policy is written based on the regulations from HUD, but they are still in the process of finalizing the regulations. As part of the lease residents are required to disclose all sources of income, which is used to calculate their rent. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Commissioner Halliday excused himself from the meeting 5:42 p.m.

Resolution #2019-20

Resolution Adopting Revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP)

Chairman Barr called for a motion to approve Resolution #2019-20. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. The ACOP governs the Public Housing Program. Some of these items in the policy are HUD mandated and some are left up to the local housing authority. There are two proposed changes to the ACOP. One provision is self-certification of assets. The residents can self-certify if they have \$5,000 in assets or less. If the Authority suspects there is an issue it can always ask for further verification. The other provision consists of conducting certifications every 3 years for residents with a fixed income. The process for both provisions was further discussed. These provisions have been passed by HUD, which allows the Authority more efficiency in processing tenant files. Certifications for this year have been completed. Currently, all OCHA residents (121) are recertified in May. With the next resolution with VHA staff covering the office, Mrs. Jones is recommending breaking up the 121 recertification over a period of year. Each VHA staff processor will be assigned a caseload and work with the resident one on one. Mrs. Jones briefly explained the process. This will be proposed again to the Board in a few months once the process is sorted out. The following vote was taken:

Commissioner Robert Halliday	(Absent)
Commissioner Patrick Mumman	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2019-21
Resolution Amending Shared Services Agreement with the Vineland Housing Authority

Chairman Barr called for a motion to approve Resolution # 2019-21. A motion was made by Commissioner Mumman; seconded by Commissioner McCall. Mrs. Jones reviewed the resolution attachment explaining the amendment to the Shared Services Agreement regarding office coverage, phone coverage and the accounts payable preparation for the OCHA. In addition, the recertifications, which was an extra charge previously approved up to about \$7,000, would not be billed any longer as part of this amendment. Phone system was briefly discussed. A phone will also be installed in the lobby and it will ring at the VHA for answering. Additionally, forms (applications, etc.) will be left in the lobby with instructions. Management is also present at OCHA in addition to the office coverage. Discussion on the line items affected on the budget as well as positions available to assist the OCHA. Commissioner Jackson expressed her opinion that someone should be in the office 5 days a week. Mrs. Jones explained that providing staff on-site for 5 days a week would be cost prohibitive and not provide as much on-site/phone coverage as is being proposed. Mrs. Jones stated the residents will be made aware of the hours and if this does not work adjustments will be made. The following vote was taken:

Commissioner Robert Halliday	(Absent)
Commissioner Patrick Mumman	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

There is no need for Executive Session tonight.

Public Comments:

Eleanor Daniels – Bayview Manor

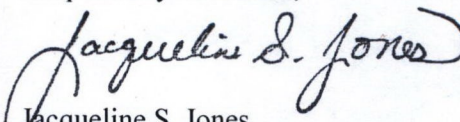
Ms. Daniels stated she is a fairly new resident and is very happy living in Bayview Manor. She reported the elevators stop between the floors and they need attention. There is a unit on the 4th floor that has been empty for two months and was wondering when it would be rented. She feels it should be rented. She states the rain comes through her window panes where she cannot clean them. She reported she received a recertification letter to arrive between 2-3:30 p.m. and at 2:30 no one was available.

Mrs. Jones asked if Ms. Daniels called in her maintenance issues as work orders. Ms. Daniels did not know to do that since she was fairly new. Mrs. Jones explained to her that any time she has a maintenance issue she is to call the main number and request a work order.

Chairman Barr requested comments from the Commissioners. Mr. Gabage explained that he had hurt his knee and that is the reason he was unable to physically attend last month's board meeting taking the meeting via telephone conference.

With no further business to discuss, Chairman Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Mumman; seconded by Commissioner Jackson. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 6:22 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer

THE OCEAN CITY HOUSING AUTHORITY
FYE SEPTEMBER 30, 2019

INCOME & EXPENSE STATEMENT
FOR THE EIGHT MONTHS ENDED MAY 31, 2019

	ANNUAL BUDGET	BUDGET THRU MAY	ACTUAL THRU MAY	VARIANCE FROM BUDGET (+OVER/ & -UNDER)	NOTES:
INCOME					
DWELLING RENTAL	\$ 573,780	\$ 382,520	\$ 382,276	\$ (244)	This represents actual rent received from Tenants to date.
OTHER TENANT-EXCESS UTILITIES	4,200	2,800	2,419	(381)	This represents actual excess utilities income to date.
TOTAL TENANT REVENUE	\$ 577,980	\$ 385,320	\$ 384,695	\$ (625)	
HUD OPERATING SUBSIDY	306,330	204,220	207,298	3,078	This represents HUD funding to date.
HUD CAPITAL FUNDS-OPERATIONS	172,800	115,200	115,200	0	Accrued this income year-to-date.
TOTAL HUD FUNDING	\$ 479,130	\$ 319,420	\$ 322,498	\$ 3,078	
INVESTMENT INCOME-UNRESTRICTED	150	100	74	(26)	Actual income is less than expected
NONDWELLING RENTAL INCOME	13,200	8,800	8,800	0	This represents nondwelling income to date.
OTHER INCOME-LAUNDRY	7,400	4,933	6,393	1,460	Income is paid qtrly-Feb, May, Aug and Nov. This represents actual amount received in fiscal year.
OTHER INCOME-FRAUD RECOVERY	5,000	3,333	0	(3,333)	Late charges, legal fees-tenant, extra keys, change locks, cleaning reimbursements, etc.
OTHER INCOME-MISCELLANEOUS	5,580	3,720	9,383	5,663	Overbudget due to late charges & legal fees paid.
TOTAL INCOME	\$ 1,088,440	\$ 725,626	\$ 731,843	\$ 6,217	
EXPENSES					
ADMINISTRATIVE SALARIES	32,500	21,667	15,162	(6,505)	This represents actual salaries to date-salary thru 3/8/19 when employee left employment
AUDIT FEES	9,000	6,000	6,000	0	Accrued expense year-to-date.
ADVERTISING	3,200	2,133	495	(1,638)	Actual expenses are less than budgeted.
EMPLOYEE BENEFITS-ADMIN	29,040	19,360	13,438	(5,922)	Actual expenses are less than budgeted.
OFFICE EXPENSES					Accrued actual fees: Yardi (\$488 a mo) & Prorated
COMPUTER SERVICES	9,000	6,000	4,664	(1,336)	Convexserv (\$95 a mo) for 8 mos.
COPIER	3,500	2,333	1,888	(445)	Actual expenses are less than budgeted.
DUES & PUBLICATIONS	1,500	1,000	514	(486)	Actual expenses are less than budgeted.
OFFICE SUPPLIES	2,500	1,667	994	(673)	Actual expenses are less than budgeted.
PHONE & INTERNET	11,000	7,333	6,450	(883)	Actual expenses are less than budgeted.
POSTAGE	2,000	1,333	551	(782)	Actual expenses are less than budgeted.
LEGAL	15,000	10,000	6,796	(3,204)	Represents actual bills from Mr. Gabage's office.
TRAVEL	450	300	0	(300)	Actual expenses are less than budgeted.
TRAINING	4,200	2,800	1,201	(1,599)	Actual expenses are less than budgeted.
ACCOUNTING	15,000	10,000	10,000	0	
MANAGEMENT FEES	130,000	86,667	89,162	2,495	Actual expenses are more than budgeted.
MISCELLANEOUS-SUNDRY	12,000	8,000	3,495	(4,505)	Actual expenses are less than budgeted.
	\$ 279,890	\$ 186,593	\$ 160,810	\$ (25,783)	
OTHER TENANT SERVICES	3,030	2,020	2,540	520	Includes \$200 a month (totaling \$1,600.00) and Christmas party (\$940).
WATER/SEWER	105,000	70,000	56,651	(13,349)	Represents actual Oct-Apr bill and estimated May using 5/2018 amount.
ELECTRIC	110,000	73,333	68,226	(5,107)	Represents actual Oct-Apr bill and estimated May using 5/2018 amount.
GAS	56,000	37,333	36,903	(430)	Represents actual Oct-Apr bill and estimated May using 5/2018 amount.
	\$ 271,000	\$ 180,666	\$ 161,780	\$ (18,886)	
MAINTENANCE LABOR	59,860	39,907	24,869	(15,038)	Actual expenses are less than budgeted.
MAINT. MATERIALS	50,000	33,333	18,922	(14,411)	Actual expenses are less than budgeted.
MAINT. CONTRACT COSTS	130,000	86,667	94,098	7,431	Actual expenses are higher than budgeted.
EMPLOYEE BENEFITS	35,440	23,627	20,514	(3,113)	Actual expenses are less than budgeted.
	\$ 275,300	\$ 183,534	\$ 158,403	\$ (25,131)	
INSURANCE	110,000	73,333	63,715	(9,618)	Actual expenses are less than budgeted.
BAD DEBTS	5,000	3,333	3,333	(0)	Accrued expense year-to-date
COMPENSATED ABSENCES	5,500	3,667	3,667	0	Accrued expense year-to-date
PAYMENT IN LIEU OF TAXES	30,280	20,187	20,187	0	Accrued expense year-to-date
PENSION	21,000	14,000	12,638	(1,362)	Actual expense is less than budgeted.
RETIREE BENEFITS	25,000	16,667	16,548	(119)	Actual expenses are less than budgeted.
					This represents all payments made in fiscal year.
DUE TO CITY OF OCEAN CITY	60,000	40,000	90,000	50,000	\$5,000 per month & \$50,000 additional payment made in January.
	\$ 256,780	\$ 171,187	\$ 210,088	\$ 38,901	
TOTAL EXPENDITURES	\$ 1,086,000	\$ 724,000	\$ 693,621	\$ (30,379)	
PROFIT (LOSS)	\$ 2,440	\$ 1,626	\$ 38,222	\$ 36,596	

Ocean City Housing Authority

Administrative Report

DATE: June 10, 2019

TO: Board of Commissioners, Ocean City Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for May 2019)

PERIOD: May 14, 2019 to June 10, 2019

Peck's Beach – New Jersey Housing and Mortgage Finance Agency (NJHMFA) Pre-Development Funds – No change from May 2019

Below is a summary of the expenses that have been submitted and paid by NJHMFA for the pre-development cost for Peck's Beach Village – Speitel Manor. These expenses are paid directly from NJHMFA to the vendor. This update will be included in this report through the end of the pre-development phase.

Pre-Development Funds - NJHMFA for Peck's Beach - #2986				
Pre-Development Uses	Approved Budget	Previously Disbursed	This Transaction - 10/18/18	Balance of Funds
HUD Approvals-Inventory Removal/Title Search	\$ 27,500.00	\$ 743.00	\$ 100.00	\$ 26,657.00
Architect	\$ 90,000.00	\$ -	\$ 90,000.00	\$ -
Site Engineer	\$ 66,000.00	\$ 28,772.64	\$ 16,101.66	\$ 21,125.70
Energy Star Review	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Environmental Consultant	\$ 18,500.00	\$ 2,472.50	\$ -	\$ 16,027.50
Geo Tech Consultant	\$ 12,500.00	\$ -	\$ -	\$ 12,500.00
Survey	\$ 7,000.00	\$ 4,620.00	\$ -	\$ 2,380.00
Attorney	\$ 36,000.00	\$ 5,895.00	\$ 990.00	\$ 29,115.00
Consulting Fees	\$ 125,000.00	\$ 37,273.00	\$ 19,542.45	\$ 68,184.55
VHA - \$6,977 TO DATE				\$ -
5% Contingency	\$ 19,175.00	\$ -	\$ -	\$ 19,175.00
Totals	\$ 402,675.00	\$ 79,776.14	\$ 126,734.11	\$ 196,164.75

HUD Budget for FY 2019

Congress passed the budget for FY 2019 on February 15, 2019. There are indications that FY 2019 will be funded at a similar level as FY 2018. To date, we have not received any official notification from HUD as to what the amount of the Operating Subsidy and Capital Fund amounts will be.

Update: There is no official information from HUD regarding the amount of Operating Subsidy for this year.

Revised Office and Phone Coverage Schedule

The revised office and phone coverage schedule approved at last month's board meeting will be implemented as soon as the phone equipment has been installed and tested to make sure all is in working order. Also, prior to the conversion of the new schedule all residents will be notified in writing of the change and the date of the implementation.

Real Estate Assessment Center (REAC)

HUD's division of REAC is responsible for the physical inspection of the Authority's property. The property is due for an inspection, but we have not been notified of a date of the inspection as of this writing.

Update: An inspection of the Authority properties has not been scheduled by REAC inspectors as of the date of this report.

Audit – Year Ending 9/30/2018

Field work on the audit has been completed. The auditor will need the post-employment figures for Pension from the State of NJ-Division of Pensions before the audit can be completed. The audit must be filed with HUD by the end of June 2019.

Rental Assistance Demonstration Program (RAD)

The RAD application has been submitted to HUD. The Authority staff and consultant are in communication with the HUD RAD team to review the options for the OCHA RAD conversion.

There are monthly update calls with the Authority's RAD Transaction Manager for HUD and the Authority's consultant. There are many moving parts regarding the RAD conversion along with the redevelopment of Peck's Beach. A variety of factors including timing, regulations and funding are involved making this a complicated transaction.

The update calls with the HUD Transaction Manager continue. A request was made to HUD to remove the existing CHAP (Commitment to enter into a Housing Assistance Payment) contract, which was based on YE 2016 funding and replace it with a CHAP based on YE 2018 funding. The request was granted and the new CHAP dated February 7, 2019, was received with the new funding figures.

Update: The update calls with the HUD Transaction Manager are continuing as scheduled. The most recent call was Thursday, May 9, 2019. The next scheduled call is June 13, 2019.

Peck's Beach – NJHMFA Pre-Development

An update on the progress of the Peck's Beach Re-development will be given at the board meeting.

Board of Commissioners –Rutgers Training Program Status

Commissioner	Training Program Status
Robert Barr, Chairman	Completed
Robert Scott Halliday, Vice Chairman	Completed
Mike Dattilo	In Process
Robert Henry	Completed
Beverly McCall	Completed
Patricia Miles-Jackson	Completed
Patrick Mumman	In Process

Program Statistics Report 10/2018 - 04/2019
**2019
MAY**
**2019
APR**
**2019
MAR**

<u>Tenant Accounts Receivable</u>			
Number of "non-payment of rent" cases referred to the solicitor	4	2	2
<u>Tenant Relations</u>			
Total number of units to be inspected in fiscal year	121	121	121
Total number of units to be inspected this month	121	61	61
Number of insps. actually completed this mo. - all sites (include BB	182	61	61
Total number of units inspected year-to-date - all sites	548	366	305
<u>Occupancy</u>			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Lease-up Time)	46	54	54
Annual Unit Turnaround Time (For Fiscal Year)	52	72	72
Monthly - Number of Vacancies Filled (this month)	1	0	0
Monthly - Average unit turnaround time in days for Lease up	22	0	4
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	24	50	50
PIC Score	100%	100%	100%
<u>Vacancies - At end of Month</u>			
Bay View Manor	3	2	2
Peck's Beach Senior	1	0	0
Peck's Beach Family	0	1	1
Total	4	3	3
Occupancy Rate	97.52%	97.52%	97.52%
<u>Vacancy Turnovers by VHA Maintenance Staff</u>			
	Completed When Billed		1
Total Hours	0.00	0.00	52.50
Average Hours per Vacancy (Br. Sizes 0 thru 4)	40.63	40.63	40.63
<u>Rent Roll</u>			
Bay View Manor - Elderly/Disabled	\$ 20,715	\$ 20,352	\$20,352
Peck's Beach - Elderly/Disabled	\$ 7,310	\$ 6,637	\$6,637
Peck's Beach - Family	\$ 19,556	\$ 18,502	\$18,976
Total Rent Roll	\$ 47,581	\$ 45,491	\$45,965
<u>Public Housing Waiting List Applicants</u>			
Families - Ocean City Preference	5	5	5
Families - No Ocean City Preference	123	123	123
Elderly (Seniors - 62+)/Disabled - Ocean City Preference	80	80	80
Elderly (Seniors - 62+)/Disabled - No Ocean City Preference	293	293	293
<u>Maintenance Department</u>			
Average work order turnaround time in days - Tenant Generated	0.68	0.84	0.50
Total Tenant Generated Work Orders	21	53	52
Number of routine work orders written this month	59	14	82
Number of outstanding work orders from previous month	74	36	36
Total number of work orders to be addressed this month	88	103	170
Total number of work orders completed this month	80	65	151
Total number of work orders left outstanding	82	74	36
Number of emergency work orders written this month	0	0	0
Total number of work orders written year-to-date	936	848	581
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	0	0	0
<u>Real Estate Assessment Center (REAC) Scores</u>			

Program Statistics Report**10/2018 - 04/2019****2019
MAY****2019
APR****2019
MAR**

Year-End 2018 - TBD			
Year-End 2017 - Audited	68	68	68
Year-End 2016 - Audited	85	85	85
Year-End 2015 - Audited	88	88	88
Year-End 2014 - Audited	86	86	86
Year-End 2013 - Audited	97	97	97
Year-End 2012 - Audited	100	100	100
Year-End 2011 - Audited	100	100	100

Ocean City Housing Authority

Cash Report

As of May 31, 2019

Net Cash Position:

Cash Balance per Reconciled Bank Statements at 05/31/2019				\$67,983.05
Capital 2018 Cash-Pending for draw down from HUD eLOCCS				\$182,217.00
Capital 2019 Cash-Pending for draw down from HUD eLOCCS				\$189,416.00
Add: A/R-Tenants	Current	\$ 3,698.44		\$11,410.53
	Past	7,712.09		
BVM TEST BORINGS, NJDEP GROUT, CRAIG TEST BORING CO NJDEP PERMITS - REIMBURSEABLE FROM NJHMFA (2 bills)				\$14,092.00
Less: Bill List payments - June 2019				(\$52,039.16)
Accrued Expenses - Total from detail below				(\$27,582.50)

<u>Accrued Expenses</u>	<u>Annual Budget</u>	<u>No of Months</u>	<u>Amount Accrued Less Paid</u>
Insurance-Prop/Flood	110,000.00	8	395.83
Bad Debt	5,000.00	8	3,333.33
Comp Absences	5,500.00	8	3,666.67
P.I.L.O.T.	30,280.00	8	20,186.67
Net Accrual	<u>150,780.00</u>		<u>27,582.50</u>

Net Cash Position Before Amounts Due City of Ocean City				<u>\$385,496.92</u>
Due to Other Governments per 9/30/2016 Audit - City of Ocean City				(\$178,274.00)
Accrued P.I.L.O.T - Year-End 9/30/2018-Unaudited			(\$20,840.00)	
Due to City of Ocean City for Storm Sandy FEMA per 9/30/2016 Audit			(\$157,434.00)	
Net Cash Balance				<u>\$207,222.92</u>

Summary of Payments to the City of Ocean City

		<u>Total Paid</u>	<u>Balance</u>
Due to City of Ocean City for Storm Sandy FEMA per 9/30/2016 Audit			\$ (252,434)
PAYMENTS:			
OCT - DEC 2018	\$ 15,000	\$ 15,000	\$ (237,434)
JAN - MAY 2019	\$ 75,000	\$ 90,000	\$ (162,434)
JUN 2019	\$ 5,000	\$ 95,000	\$ (157,434)

	<u>Average Expenses*</u>	<u>Cash Available**</u>	
Per Month	\$ 80,453	4.79	Months
Per Day	\$ 2,682	144	Days

*Average Expenses Net of Add'l Payment to City of OC.

**Cash Available Before Amounts due to City of OC.

**Ocean City Housing Authority
County of Cape May
State of New Jersey**

**RESOLUTION NO. 2019-22
A Resolution Approving Regular Monthly Expenses**

WHEREAS, the Housing Authority of the City of Ocean City incurred various financial obligations since the last meeting; and it is the desire of the Commissioners of said Authority to have their obligations kept current; and,

WHEREAS, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Bill List in the amount of \$52,039.16.

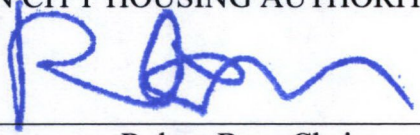
NOW, THEREFORE, BE IT RESOLVED that the Secretary-Treasurer be and is hereby authorized to pay the monthly bills that are presented to the Board of Commissioners for consideration on this date.

ADOPTED: June 18, 2019

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Commissioner Dattilo						
Vice Chairman Halliday	✓				✓	
Commissioner McCall	✓					✓
Commissioner Jackson				✓		
Commissioner Henry	✓					
Commissioner Mumman	✓					
Chairman Barr	✓					

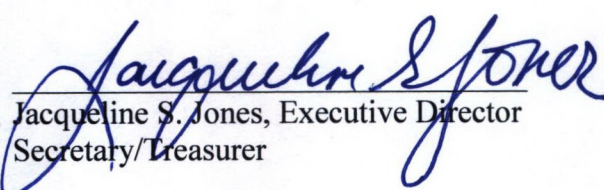
OCEAN CITY HOUSING AUTHORITY

BY: 
Robert Barr, Chairperson

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Ocean City Housing Authority's Board of Commissioners held on June 18, 2019 at Administrative Offices – 204 4th Street, Ocean City, New Jersey.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

OCEAN CITY HOUSING AUTHORITY
BILL LIST - JUNE 2019

Check Number	Vendor	Invoice Notes	Total Amount
1746	ADVANCED CABINETRY & STORAGE SYSTEM	Maintenance supplies	300.00
1747	ATLANTIC CITY ELECTRIC	May 2019 Electric	5,691.37
1748	AT & T	Elevator phone at bvm-May 2019	107.67
1749	LINDA AVENA	June 2019 Accounting Services	1,250.00
1750	BROOKE GROUP	April 2019 Consulting Services	960.00
1751	CALL EXPERTS	June 2019 Answering Services	194.69
1752	CITY OF OCEAN CITY	May 2019-due to OC for FEMA	5,000.00
1753	CLEAN SWEEP	May 2019 BVM Cleaning	1,850.00
1754	COMCAST	Internet services for May 2019	237.97
1755	CONVEXSERV TECHNOLOGY	VPN Support	187.50
1756	DELTA DENTAL	July 2019 Dental Benefits	172.84
1757	DRAIN DOCTOR	Maintenance contract - plumbing	715.00
1758	FLORENCE DRISCOLL	Tenant Services for June 2019	200.00
1759	ERNIE'S MAGIC CARPETS	Carpet Install #306 BVM	1,848.15
1760	GLEN O. STULL	June 2019 Medicare B Reimb	711.16
1761	ROBERT HARRIS	Trash Room cleaning for June 2019	200.00
1762	HD SUPPLY	Maintenance supplies	1,337.40
1763	HOME DEPOT PRO	Maintenance supplies	219.42
1764	HUMANA INSURANCE COMPANY OF NY	Retiree prescription coverage-July 2019	24.40
1765	JOHN J. SPITZ	June 2019 Medicare B Reimb	271.00
1766	NATIONAL TENANT NETWORK	May 2019 Criminal Checks	125.00
1767	NJ AMERICAN WATER	Water - May 2019	5,943.38
1768	OMEGA PEST MANAGEMENT	May 2019 Pest control	2,900.50
1769	ROBERT L. ROWELL	Maint grounds labor for June 2019	200.00
1770	RPM LANDSCAPE CONTRACTOR	May 2019 Landscaping	2,985.00
1771	SHERWIN WILLIAMS	Paint	521.94
1772	SOUTH JERSEY GAS	Gas - May 2019	1,851.19
1773	SUPERIOR VISION	July 2019 Vision Benefits	19.71
1774	TARS & STRIPES ASPHALT	Layout & line striping	1,000.00
1775	THYSSENDROP ELEVATOR	Qtrly Maint w/phone monitoring 6/1-8/31/19	1,549.20
1776	US BANK EQUIPMENT	May 2019 Copier contract	200.51
1777	VECTOR SECURITY	Fire System monitoring	340.20
1778	VERIZON DSL	BVM fax and phone line - May 2019	139.34
1779	VERIZON WIRELESS	June 2019 Maintenance cell phone	54.63
1780	VINELAND HOUSING AUTHORITY	June 2019 mgmt fees; re-imbursement for postage & supplies	7,027.29
1781	W.B. MASON CO., INC.	Office supplies - toner	76.10
180109310310	HORIZON BCBS OF NJ	June 2019 Health Benefits	2,340.85
	TOTAL JUNE DISBURSEMENTS		\$ 48,753.41
	PAYROLL -MAY 2019		\$ 2,182.46
	PAYROLL TAXES -MAY 2019		\$ 686.15
	ADP PAYROLL PROCESSING FEES -MAY 2019		\$ 114.68
	PENSION - MAY 2019		\$ 232.96
	PNC BANK FEE - MAY 2019		\$ 69.50
	TOTAL BILL LIST -JUNE 2019		\$ 52,039.16

**Ocean City Housing Authority
County of Cape May
State of New Jersey**

**RESOLUTION NO. 2019-23
PHA Certifications of Compliance
with the PHA Annual Plan and Related Regulations
Board Resolution to Accompany the PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman, I approve the submission of the **Annual Plan** for PHA fiscal year beginning October 1, 2019, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing & Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this board of boards in developing the Plan, and considered the recommendations of the board or boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site-based waiting lists:
 - φ The PHA regularly submits required data to HUD's MTCS in an accurate, complete, and timely manner (as specified in PIH Notice 99-2);

- φ The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - φ Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - φ The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - φ The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
- 8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- 9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR, Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- 10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR, Part 135.
- 11. The PHA has submitted with the Plan a certification with regard to a drug-free workplace required by 24 CFR, Part 24, Subpart F.
- 12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by the Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- 13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.21: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23, respectively, and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following:
 - φ Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
 - φ Consortium agreement(s) between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
 - φ Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services, or other in-kind resources for PHDEP-funded activities;

- φ Coordination with other law enforcement efforts;
 - φ Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
 - φ All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR, Part 24, as applicable.
 15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
 17. With respect to public housing, the PHA will comply with Davis-Bacon or HUD-determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
 19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
 20. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
 21. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 22. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

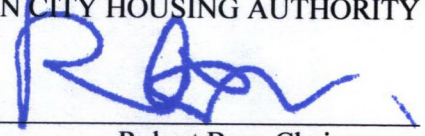
ADOPTED: June 18, 2019

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Commissioner Dattilo						
Vice Chairman Halliday	✓					
Commissioner McCall	✓					✓
Commissioner Jackson				✓		
Commissioner Henry	✓					
Commissioner Mumman	✓				✓	
Chairman Barr	✓					

OCEAN CITY HOUSING AUTHORITY

BY: _____

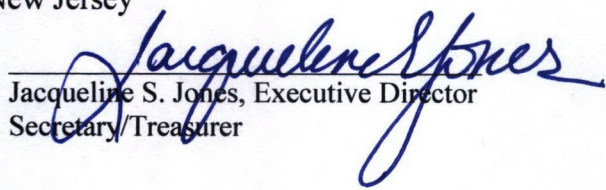


Robert Barr, Chairperson

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Ocean City Housing Authority's Board of Commissioners held on June 18, 2019 at Administrative Offices – 204 4th Street, Ocean City, New Jersey

By: _____



Jacqueline S. Jones, Executive Director
Secretary/Treasurer

**Certification of Compliance with
PHA Plans and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plans and Related Regulations
including Civil Rights and PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/1/2019, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
 - ☐ 903.7a Housing Needs
 - ☐ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
 - ☐ 903.7c Financial Resources
 - ☒ 903.7d Rent Determination Policies
 - ☐ 903.7h Demolition and Disposition
 - ☐ 903.7k Homeownership Programs
 - ☒ 903.7r Additional Information
 - ☒ A. Progress in meeting 5-year mission and goals
 - ☐ B. Criteria for substantial deviation and significant amendments
 - ☐ C. Other information requested by HUD
 - ☐ 1. Resident Advisory Board consultation process
 - ☐ 2. Membership of Resident Advisory Board
 - ☐ 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
 6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
 7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
 8. For a PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
 17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
 19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Ocean City Housing Authority

PHA Name

NJ053

PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

Annual PHA Plan for Fiscal Year 2019

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Robert Barr

Title

Board Chairman

Signature

Date

06/18/2019

**Ocean City Housing Authority
County of Cape May
State of New Jersey**

**Resolution #2019-24
Resolution of Compliance
(Board of Commissioners and Executive Director)**

WHEREAS, the Ocean City Housing Authority Board of Commissioners consist of seven members; and

WHEREAS, all Commissioners of the Ocean City Housing Authority shall attend courses of study as are required by the commissioner of the Department of Community Affairs and the statutes and regulations of the State of New Jersey, as well as the statutes and regulations pertaining to the Department of Housing and Urban Development; and

WHEREAS, the New Jersey Redevelopment and Housing Law of 1992 requires all commissioners and executive directors of local public housing authorities and redevelopment agencies to complete a comprehensive training program consisting of required and elective courses; and

WHEREAS, the Board of Commissioners and the Executive Director of the Housing Authority are in compliance with the required courses and training program as per the attached documents; and

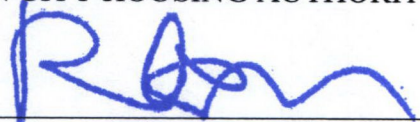
NOW, THEREFORE, BE IT RESOLVED, the Ocean City Housing Authority Commissioners and the Executive Director are in compliance with the required comprehensive training program consisting of required and elective courses.

ADOPTED: June 18, 2019

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Commissioner Dattilo						
Vice Chairman Halliday	✓					✓
Commissioner McCall	✓				✓	
Commissioner Jackson				✓		
Commissioner Henry	✓					
Commissioner Mumman	✓					
Chairman Barr	✓					

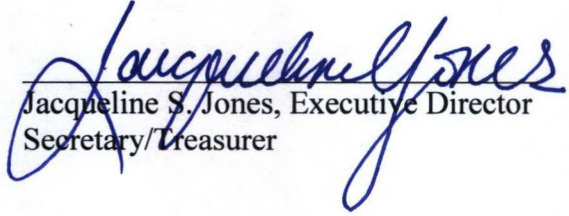
OCEAN CITY HOUSING AUTHORITY

BY: 
Robert Barr, Chairperson

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Ocean City Housing Authority's Board of Commissioners held on June 18, 2019 at Administrative Offices – 204 4th Street, Ocean City, New Jersey.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

OCEAN CITY HOUSING AUTHORITY
Board of Commissioner

OCHA COMMISSIONER	TERM	TRAINING PROGRAM STATUS
Barr, Robert (Chairman)	12/13/2018-12/31/2023	COMPLETED
Halliday, Scott (Vice Chair)	12/31/2015-12/31/2020	COMPLETED
Miles-Jackson, Patricia	12/13/2018-12/31/2023	COMPLETED
McCall, Beverly (Governor's Appointment)	11/16/2017-02/20/2020	COMPLETED
Patrick Mumman	12/29/14-12/31/19 <i>Appointed 4/11/2019 Filled unexpired term</i>	IN PROGRESS
Robert Henry	12/20/16-12/31/2021	COMPLETED
Jacqueline S. Jones Executive Director		COMPLETED