

Board of Commissioners
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635 West Avenue
Ocean City, New Jersey 08226

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

Jacqueline S. Jones, Executive Director

June 11, 2025

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 17, 2025 at 4:00 pm at Administrative Offices – 635 West Avenue, 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

REVISED
Ocean City Housing Authority
AGENDA

Tuesday, June 17, 2025
4:00 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 20, 2025
 6. Fee Accountant's Report
 7. Executive Director's Report
 8. Committee Reports
 9. Old Business:
 10. New Business:
 11. Resolutions: **(cash report included)**
 - # 2025-27 Approval of Monthly Expenses **(updated)**
 - # 2025-28 Dispose of Furniture & Equipment Utilizing the Disposition Policy (GovDeals)
 - # 2025-29 Transfer Ownership of Authority Owned Vehicle from VHA to OCHA
 - # 2025-30 Authorization to use Cooperative Contract - Playground
 - # 2025-31 Authorization to Borrow from the NJHMFA for the Redevelopment of Pecks Beach
 - # 2025-32 Authorization to Establish Construction Bank Account (Pecks Beach)
 - # 2025-33 Budget 2025-2026 (Operating and Capital Budget)
 - # 2025-34 PHA Certification of Compliance Annual Plan (2025-2029)
 - # 2025-35 2025 Capital Fund Program Award
 12. Comments from the press and/or public – Limited to 2 minutes for each speaker
 13. Comments from Board Members
- The Board may act upon or discuss any other matters or resolutions deemed necessary to carry out Authority operations or required by law.*
14. Adjournment

Ocean City Housing Authority - Commissioner's Report - TOTAL

Month Ending: May 2025



	TOTAL			
	ANNUAL BUDGET	BUDGET THRU May	ACTUAL THRU May	VARIANCE THRU May
<u>INCOME</u>				
DWELLING RENTAL	\$ 753,570	\$ 502,384	\$ <u>495,722</u>	\$ (6,662)
OTHER TENANT-EXCESS UTILITIES	-	-	<u>(396)</u>	(396)
TOTAL TENANT REVENUE	\$ 753,570	\$ 502,384	\$ 495,326	\$ (7,058)
HUD OPERATING SUBSIDY	\$ 160,000	\$ 106,664	\$ <u>83,599</u>	\$ (23,065)
PBV HAP SUBSIDY	432,640	288,424	<u>267,098</u>	(21,326)
HUD CAPITAL FUNDS-OPERATIONS	150,350	100,232	<u>218,928</u>	118,696
CDBG INCOME	44,200	29,472	-	(29,472)
TOTAL HUD FUNDING	\$ 787,190	\$ 524,792	\$ 569,625	\$ 44,833
INVESTMENT INCOME-UNRESTRICTED	\$ 550	\$ 368	\$ <u>287</u>	\$ (81)
NONDWELLING RENTAL INCOME	52,000	34,664	-	(34,664)
OTHER INCOME-LAUNDRY	4,300	2,872	<u>1,219</u>	(1,654)
OTHER INCOME-FRAUD RECOVERY	800	536	<u>771</u>	235
OTHER INCOME-MISCELLANEOUS	13,160	8,776	<u>53,518</u>	44,742
TOTAL INCOME	\$ 1,611,570	\$ 1,074,392	\$ 1,120,746	\$ 46,354
<u>EXPENSES</u>				
AUDIT FEES	\$ 17,250	\$ 11,496	\$ <u>11,496</u>	\$ -
ADVERTISING	1,900	1,272	<u>685</u>	(587)
OFFICE EXPENSES				
COMPUTER SERVICES	\$ 1,660	\$ 1,112	\$ <u>850</u>	\$ (262)
CONSULTANTS-RAD CONVERSION	6,320	4,216	-	(4,216)
COPIER	1,220	816	<u>219</u>	(597)
DUES & PUBLICATIONS	730	488	<u>436</u>	(52)
OFFICE SUPPLIES	840	560	<u>2,667</u>	2,107
PHONE & INTERNET	14,980	9,984	<u>12,452</u>	2,468
POSTAGE	4,200	2,800	<u>2,383</u>	(417)
LEGAL	26,600	17,736	<u>11,016</u>	(6,720)
CRIMINAL BACKGROUND CHECKS	1,050	704	<u>477</u>	(227)
LEGAL-RAD	-	-	<u>41</u>	41
TRAVEL	4,000	2,664	-	(2,664)
TRAINING	440	296	<u>238</u>	(58)
ACCOUNTING	34,500	23,008	<u>23,000</u>	(8)
MANAGEMENT FEES	316,960	211,312	<u>198,620</u>	(12,692)
MISCELLANEOUS-SUNDRY	14,760	9,856	<u>19,051</u>	9,195
BILL PAY ACH/CHECK WRITING FEE	-	-	<u>79</u>	79
TOTAL ADMINISTRATIVE EXPENSES	\$ 447,410	\$ 298,320	\$ 283,710	\$ (14,610)

Ocean City Housing Authority - Commissioner's Report - TOTAL

Month Ending: May 2025



	TOTAL			
	ANNUAL BUDGET	BUDGET THRU May	ACTUAL THRU May	VARIANCE THRU May
OTHER TENANT SERVICES	\$ 11,700	\$ 7,800	\$ <u>6,652</u>	\$ (1,148)
TENANT SVCS – BEHAVIORAL HEALTH	44,200	29,472	<u>8,638</u>	(20,834)
TOTAL OTHER TENANT SERVICES	\$ 55,900	\$ 37,272	\$ 15,291	\$ (21,981)
WATER/SEWER	\$ 130,840	\$ 87,224	\$ <u>101,271</u>	\$ 14,047
ELECTRIC	145,590	97,064	<u>107,351</u>	10,287
GAS	39,040	26,032	<u>45,391</u>	19,359
GARBAGE/TRASH REMOVAL	-	-	<u>117</u>	117
TOTAL UTILITY EXPENSES	\$ 315,470	\$ 210,320	\$ 254,129	\$ 43,809
MAINTENANCE LABOR	\$ 112,390	\$ 74,936	\$ <u>64,428</u>	\$ (10,508)
MAINT. MATERIALS	111,490	74,368	<u>26,283</u>	(48,085)
MAINT. CONTRACT COSTS	179,040	119,376	<u>100,103</u>	(19,273)
EMPLOYEE BENEFITS	90,360	60,248	<u>52,731</u>	(7,517)
TOTAL MAINTENANCE	\$ 493,280	\$ 328,928	\$ 243,545	\$ (85,383)
INSURANCE	\$ 142,910	\$ 95,288	\$ <u>94,060</u>	\$ (1,228)
FLOOD INSURANCE	24,760	16,504	<u>26,411</u>	9,907
BAD DEBTS	7,690	5,128	<u>5,128</u>	-
COMPENSATED ABSENCES	3,600	2,400	<u>2,400</u>	-
PAYMENT IN LIEU OF TAXES	43,810	29,216	<u>29,216</u>	-
REAL ESTATE TAXES	-	-	<u>774</u>	774
PENSION	6,010	4,008	<u>6,734</u>	2,726
RETIREE BENEFITS	12,650	8,432	<u>5,945</u>	(2,487)
TOTAL OTHER EXPENSES	\$ 241,430	\$ 160,976	\$ 170,668	\$ 9,692
TOTAL EXPENDITURES	\$ 1,553,490	\$ 1,035,816	\$ 967,343	\$ (68,473)
Replacement Reserve	\$ 45,890	\$ 30,592	\$ <u>30,617</u>	\$ 25
PROFIT	\$ 12,190	\$ 7,984	\$ 122,786	\$ 114,802

Commissioner's Report - Property Detail

Month Ending: May 2025



	BAYVIEW				SPEITEL				PECK'S FAMILY			
	BUDGET	ACTUAL	VARIANCE		BUDGET	ACTUAL	VARIANCE		BUDGET	ACTUAL	VARIANCE	
	ANNUAL BUDGET	THRU May	THRU May	THRU May	ANNUAL BUDGET	THRU May	THRU May	THRU May	ANNUAL BUDGET	THRU May	THRU May	THRU May
<u>INCOME</u>												
DWELLING RENTAL	\$ 267,850	\$ 178,568	\$ <u>149,730</u>	\$ (28,838)	\$ 180,030	\$ 120,024	\$ <u>117,484</u>	\$ (2,540)	\$ 305,690	\$ 203,792	\$ <u>228,508</u>	\$ 24,716
OTHER TENANT-EXCESS	-	-	-	-	-	-	<u>(396)</u>	(396)	-	-	-	-
UTILITIES												
TOTAL TENANT REVENUE	\$ 267,850	\$ 178,568	\$ 149,730	\$ (28,838)	\$ 180,030	\$ 120,024	\$ 117,088	\$ (2,936)	\$ 305,690	\$ 203,792	\$ 228,508	\$ 24,716
HUD OPERATING SUBSIDY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 106,664	\$ <u>83,599</u>	\$ (23,065)
PBV HAP SUBSIDY	214,210	142,808	<u>121,005</u>	(21,803)	218,430	145,616	<u>146,093</u>	477	-	-	-	-
HUD CAPITAL FUNDS-OPERATIONS	-	-	-	-	-	-	-	-	150,350	100,232	<u>218,928</u>	118,696
CDBG INCOME	15,500	10,336	-	(10,336)	15,500	10,336	-	(10,336)	13,200	8,800	-	(8,800)
TOTAL HUD FUNDING	\$ 229,710	\$ 153,144	\$ 121,005	\$ (32,139)	\$ 233,930	\$ 155,952	\$ 146,093	\$ (9,859)	\$ 323,550	\$ 215,696	\$ 302,527	\$ 86,831
INVESTMENT INCOME-UNRESTRICTED	\$ 300	\$ 200	\$ <u>87</u>	\$ (113)	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 168	\$ <u>200</u>	\$ 32
NONDWELLING RENTAL INCOME	52,000	34,664	-	(34,664)	-	-	-	-	-	-	-	-
OTHER INCOME-LAUNDRY	2,300	1,536	<u>394</u>	(1,142)	-	-	<u>780</u>	780	2,000	1,336	<u>45</u>	(1,292)
OTHER INCOME-FRAUD RECOVERY	-	-	-	-	-	-	-	-	800	536	<u>771</u>	235
OTHER INCOME-MISCELLANEOUS	3,950	2,632	<u>19,145</u>	16,513	1,610	1,080	<u>(336)</u>	(1,416)	7,600	5,064	<u>34,709</u>	29,645
TOTAL INCOME	\$ 556,110	\$ 370,744	\$ 290,362	\$ (80,382)	\$ 415,570	\$ 277,056	\$ 263,625	\$ (13,431)	\$ 639,890	\$ 426,592	\$ 566,760	\$ 140,168
<u>EXPENSES</u>												
AUDIT FEES	\$ 7,000	\$ 4,664	\$ <u>4,664</u>	\$ -	\$ 4,200	\$ 2,800	\$ <u>2,800</u>	\$ -	\$ 6,050	\$ 4,032	\$ <u>4,032</u>	\$ -
ADVERTISING	500	336	<u>192</u>	(144)	500	336	<u>123</u>	(213)	900	600	<u>370</u>	(230)
OFFICE EXPENSES												
COMPUTER SERVICES	\$ 500	\$ 336	\$ <u>238</u>	\$ (98)	\$ 500	\$ 336	\$ <u>154</u>	\$ (182)	\$ 660	\$ 440	\$ <u>458</u>	\$ 18
CONSULTANTS-RAD CONVERSION	500	336	-	(336)	3,040	2,024	-	(2,024)	2,780	1,856	-	(1,856)

Commissioner's Report - Property Detail

Month Ending: May 2025



	<u>BAYVIEW</u>				<u>SPEITEL</u>				<u>PECK'S FAMILY</u>			
	<i>BUDGET</i>	<i>ACTUAL</i>	<i>VARIANCE</i>		<i>BUDGET</i>	<i>ACTUAL</i>	<i>VARIANCE</i>		<i>BUDGET</i>	<i>ACTUAL</i>	<i>VARIANCE</i>	
	<i>ANNUAL BUDGET</i>	<i>THRU May</i>	<i>THRU May</i>		<i>ANNUAL BUDGET</i>	<i>THRU May</i>	<i>THRU May</i>		<i>ANNUAL BUDGET</i>	<i>THRU May</i>	<i>THRU May</i>	
COPIER	740	496	<u>61</u>	(435)	480	320	<u>39</u>	(281)	-	-	<u>118</u>	118
DUES & PUBLICATIONS	170	112	<u>122</u>	10	200	136	<u>78</u>	(58)	360	240	<u>235</u>	(5)
OFFICE SUPPLIES	320	216	<u>747</u>	531	110	72	<u>480</u>	408	410	272	<u>1,440</u>	1,168
PHONE & INTERNET	3,660	2,440	<u>3,464</u>	1,024	7,420	4,944	<u>5,417</u>	473	3,900	2,600	<u>3,570</u>	970
POSTAGE	1,200	800	<u>683</u>	(117)	1,200	800	<u>425</u>	(375)	1,800	1,200	<u>1,275</u>	75
LEGAL	8,950	5,968	<u>3,518</u>	(2,450)	7,200	4,800	<u>2,592</u>	(2,208)	10,450	6,968	<u>4,905</u>	(2,063)
CRIMINAL BACKGROUND CHECKS	250	168	<u>369</u>	201	350	232	<u>33</u>	(199)	450	304	<u>75</u>	(229)
LEGAL-RAD	-	-	-	-	-	-	<u>41</u>	41	-	-	-	-
TRAVEL	2,000	1,336	-	(1,336)	1,000	664	-	(664)	1,000	664	-	(664)
TRAINING	140	96	-	(96)	200	136	-	(136)	100	64	<u>238</u>	174
ACCOUNTING	8,600	5,736	<u>6,440</u>	704	9,500	6,336	<u>4,140</u>	(2,196)	16,400	10,936	<u>12,420</u>	1,484
MANAGEMENT FEES	87,520	58,344	<u>46,687</u>	(11,657)	71,370	47,584	<u>30,013</u>	(17,571)	158,070	105,384	<u>121,920</u>	16,536
MISCELLANEOUS- SUNDRY	3,960	2,656	<u>9,176</u>	6,520	3,980	2,648	<u>2,322</u>	(326)	6,820	4,552	<u>7,553</u>	3,001
BILL PAY ACH/CHECK WRITING FEE	-	-	<u>22</u>	22	-	-	<u>14</u>	14	-	-	<u>43</u>	43
TOTAL ADMINISTRATIVE EXPENSES	\$ 126,010	\$ 84,040	\$ 76,384	\$ (7,656)	\$ 111,250	\$ 74,168	\$ 48,673	\$ (25,495)	\$ 210,150	\$ 140,112	\$ 158,653	\$ 18,541
OTHER TENANT SERVICES	\$ 8,350	\$ 5,568	\$ <u>3,263</u>	\$ (2,305)	\$ 3,350	\$ 2,232	\$ <u>912</u>	\$ (1,320)	\$ -	\$ -	\$ <u>2,477</u>	\$ 2,477
TENANT SVCS – BEHAVIORAL HEALTH	15,500	10,336	<u>2,419</u>	(7,917)	15,500	10,336	<u>1,555</u>	(8,781)	13,200	8,800	<u>4,665</u>	(4,135)
TOTAL OTHER TENANT SERVICES	\$ 23,850	\$ 15,904	\$ 5,682	\$ (10,222)	\$ 18,850	\$ 12,568	\$ 2,467	\$ (10,101)	\$ 13,200	\$ 8,800	\$ 7,142	\$ (1,658)
WATER/SEWER	\$ 30,420	\$ 20,280	\$ <u>25,333</u>	\$ 5,053	\$ 23,040	\$ 15,360	\$ <u>11,877</u>	\$ (3,483)	\$ 77,380	\$ 51,584	\$ <u>64,061</u>	\$ 12,477
ELECTRIC	106,400	70,936	<u>84,421</u>	13,485	20,710	13,808	<u>11,192</u>	(2,616)	18,480	12,320	<u>11,739</u>	(581)
GAS	-	-	-	-	4,590	3,064	<u>3,701</u>	637	34,450	22,968	<u>41,689</u>	18,721
GARBAGE/TRASH REMOVAL	-	-	<u>117</u>	117	-	-	-	-	-	-	-	-
TOTAL UTILITY EXPENSES	\$ 136,820	\$ 91,216	\$ 109,871	\$ 18,655	\$ 48,340	\$ 32,232	\$ 26,770	\$ (5,462)	\$ 130,310	\$ 86,872	\$ 117,489	\$ 30,617

Commissioner’s Report - Property Detail

Month Ending: May 2025



	BAYVIEW				SPEITEL				PECK'S FAMILY			
	BUDGET		ACTUAL	VARIANCE	BUDGET		ACTUAL	VARIANCE	BUDGET		ACTUAL	VARIANCE
	ANNUAL BUDGET	THRU May	THRU May	THRU May	ANNUAL BUDGET	THRU May	THRU May	THRU May	ANNUAL BUDGET	THRU May	THRU May	THRU May
MAINTENANCE LABOR	\$ 31,470	\$ 20,984	\$ <u>18,754</u>	\$ (2,230)	\$ 20,230	\$ 13,488	\$ <u>9,868</u>	\$ (3,620)	\$ 60,690	\$ 40,464	\$ <u>35,806</u>	\$ (4,658)
MAINT. MATERIALS	27,620	18,424	<u>9,149</u>	(9,275)	69,360	46,256	<u>3,334</u>	(42,922)	14,510	9,688	<u>13,800</u>	4,112
MAINT. CONTRACT COSTS	85,920	57,296	<u>43,522</u>	(13,774)	55,250	36,832	<u>22,942</u>	(13,890)	37,870	25,248	<u>33,639</u>	8,391
EMPLOYEE BENEFITS	25,470	16,984	<u>15,239</u>	(1,745)	16,370	10,920	<u>9,758</u>	(1,162)	48,520	32,344	<u>27,734</u>	(4,610)
TOTAL MAINTENANCE	\$ 170,480	\$ 113,688	\$ 86,663	\$ (27,025)	\$ 161,210	\$ 107,496	\$ 45,902	\$ (61,594)	\$ 161,590	\$ 107,744	\$ 110,979	\$ 3,235
INSURANCE	\$ 40,010	\$ 26,680	\$ <u>26,337</u>	\$ (343)	\$ 25,730	\$ 17,160	\$ <u>16,931</u>	\$ (229)	\$ 77,170	\$ 51,448	\$ <u>50,792</u>	\$ (656)
FLOOD INSURANCE	5,520	3,680	<u>3,448</u>	(232)	5,860	3,904	<u>3,480</u>	(424)	13,380	8,920	<u>19,483</u>	10,563
BAD DEBTS	2,730	1,824	<u>1,824</u>	-	1,840	1,224	<u>1,224</u>	-	3,120	2,080	<u>2,080</u>	-
COMPENSATED ABSENCES	1,200	800	<u>800</u>	-	1,200	800	<u>800</u>	-	1,200	800	<u>800</u>	-
PAYMENT IN LIEU OF TAXES	13,100	8,736	<u>8,736</u>	-	13,170	8,784	<u>8,784</u>	-	17,540	11,696	<u>11,696</u>	-
TAXES-OTHER	-	-	<u>-</u>	-	-	-	<u>-</u>	-	-	-	<u>774</u>	774
PENSION	1,590	1,064	<u>1,754</u>	690	1,010	672	<u>1,146</u>	474	3,410	2,272	<u>3,834</u>	1,562
RETIREE BENEFITS	3,540	2,360	<u>1,665</u>	(695)	2,280	1,520	<u>1,070</u>	(450)	6,830	4,552	<u>3,210</u>	(1,342)
TOTAL OTHER EXPENSES	\$ 67,690	\$ 45,144	\$ 44,563	\$ (581)	\$ 51,090	\$ 34,064	\$ 33,435	\$ (629)	\$ 122,650	\$ 81,768	\$ 92,670	\$ 10,902
TOTAL EXPENDITURES	\$ 524,850	\$ 349,992	\$ 323,163	\$ (26,829)	\$ 390,740	\$ 260,528	\$ 157,247	\$ (103,281)	\$ 637,900	\$ 425,296	\$ 486,933	\$ 61,637
Replacement Reserve	\$ 27,760	\$ 18,504	\$ <u>18,529</u>	\$ 25	\$ 18,130	\$ 12,088	\$ <u>12,088</u>	\$ -	\$ -	\$ -	\$ <u>-</u>	\$ -
PROFIT	\$ 3,500	\$ 2,248	\$ (51,330)	\$ (53,578)	\$ 6,700	\$ 4,440	\$ 94,290	\$ 89,850	\$ 1,990	\$ 1,296	\$ 79,827	\$ 78,531

Ocean City Housing Authority

Administrative Report

DATE: June 10, 2025

TO: Board of Commissioners, Ocean City Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for May 2025)

PERIOD: May 14, 2025 to June 10, 2025

Peck's Beach Family Redevelopment Project

June 2025 Update - The project team is working on all fronts to move this project to closing; Communication continues with NJHMFA for required documents; Contact with the HUD Newark team has been made to ensure the RAD closing process continues.

May 2025 Update - Contract amendments are being prepared for review to meet NJHMFA lending requirements. Final environmental services for the PHASE II are being completed along with a final project appraisal. The project team has submitted building permits and is working through the NJ Energy Star program requirements. The loan commitment fee and the tax credit application and fee have been forwarded to the NJHMFA. The OCHA staff and consultants are working with the NJHMFA and HUD staffs to move this project to closing.

April 2025 Update – The Pecks Beach Family redevelopment project was approved at the March 20, 2025, NJHMFA board meeting for the mortgage loan commitment. The next step is to apply for the tax credits. The tax credit application must be accompanied by a \$50,000 check by May 5th. There is a resolution on the Agenda approving the \$50,000 payment. There are many more requirements to be completed to move this to closing. OCHA staff and consultants are working toward this goal daily.

March 2025 Update – The project remains on schedule for the March 2025 NMHMFA board meeting for approval of the tax credit funding.

February 2025 Update – The project remains on schedule for the March 2025 NMHMFA board meeting for approval of the tax credit funding.

January 2025 Update – The project is now scheduled for the March 2025 NJHMFA board meeting for approval of tax credit funding.

December2024 Update – The project is now scheduled for the February 2025 NJHMFA board meeting for approval of tax credit funding.

Peck's Beach Family Redevelopment Project (continued)

November 2024 The project is scheduled for the December 2024 NJHMFA board meeting to receive tax credit funding approval.

October 2024 – The Board awarded the contract for this project to Gary F. Gardner at the September 2024 board meeting. Contract amendments are being prepared for review to meet NJHMFA lending requirements. Final environmental services for the PHASE II are being completed along with a final project appraisal. The project team has submitted building permits and is working through the NJ Energy Star program requirements.

September 2024 – An update on this project will be provided at the Board meeting.

August 2024 – Bidding is in a negotiation phase. An update on this project will be provided at the Board meeting.

July 2024: Bids will be received on July 11, 2024. An update on this project will be provided at the Board meeting;

June 2024: Bids were received May 29, 2024; The project was determined to be over budget, the recommendation to the Board is to re-bid this project;

May 2024: Pecks Beach Village Family – currently advertised for public bid. Bids are due May 29, 2024, at 11:00 AM EST.

April 2024: Counsel to provide an update on the status of the project with respect to the approvals from the Office of the State Comptroller.

March 2024: Counsel to provide an update on the status of the project with respect to the approvals from the Office of the State Comptroller.

February 2024: This project is under review for a change in approach.

January 2024 update: The project team continues to communicate with the OSC on this project. A verbal status update will be provided at the meeting.

History of Project

September '22 update – NJHMFA has received the application. A further update will be given at the board meeting;

October update – NJHMFA has received the application. A further update will be given at the board meeting;

November update: NJHMFA board approved the Declaration of Intent (DOI); The DOI has been passed to the Governor for the 14-day veto period; Notice of approval is anticipated for the first week in December; Next step is the submission of the project to the Planning Board by the end of November; We had a meeting with the Pecks Family residents on November 1st; The next meeting is planned for January 2023; Work on the RAD conversion process will continue to work toward “closing.”

December update: The official approval letter (Declaration of Intent) for the financing from the NJHMFA was received in November. Design details are in process. An informal meeting with the Planning Office is to be scheduled prior to the Planning Board presentation, which is anticipated for February 2023;

January 2023 update: The design is being prepared for submission to the Planning Office by the end of January.

History of Project (continued)

February update: The design is being prepared for submission to the Planning Office. Next steps – finalize construction plans, prepare bid documents; put out for bid; work toward financial closing with HMFA and HUD; the 2nd Resident meeting is scheduled for March;

March Update: A courtesy review by the sub-committee of the Planning Board was held on March 2nd; The second resident meeting was held on March 7th; The consultant, architect and Authority staff were in a The site plans for the project are ready for presentation to the Planning Board for the April 5th meeting;

April update: The presentation to the Planning Board was held on April 5th. The presentation was well received with votes for approval of the plan;

The Authority's consultants, The Brooke Group, applied for funding known as the Affordable Housing Protection Funds through the NJHMFA. At this writing, the NJHMFA has indicated the application for the \$4M grant is complete. We understand the next step is NJHMFA board approval.

May update: The project team continues to meet regularly in anticipation of bid packet completion. Geo-Technical testing services have been ordered. Phase II Environmental Review requirements are pending and are expected to be awarded once final proposals have been received.

June update: The project team met and reviewed the 50% plans in detail. Follow-up meetings continue; the next plan review of 90% drawings is scheduled for early July. Bidding is anticipated in August. Phase II & Geo-Technical field work has been completed; reports are still pending.

July update: The project team continues to meet regularly in anticipation of putting together a public bid package, the project team is currently reviewing 90% plans. Geo-Technical testing services – a preliminary report of the findings has been issued. Phase II Environmental Review remains pending, field work has been started, but reports have not yet been issued.

August 2023 update: The project team has completed design work and put this project out to public bid. A pre-bid meeting has been scheduled; bids are being received in early September.

September update: Bids were received on September 12, 2023 & were rejected due to over budget; are being evaluated by the Project Team.

October 2023 update: Bids were rejected for being over budget; Bidding is expected to begin in November 2023;

November update: The bid package is under review with the OCHA team and is gathering responses to the Comptroller's office;

December 2023 update: This project remains under review at the Office of the State Comptroller. The project team has been in communication with the OSC and is working diligently to resolve the remaining issues.

Bayview Manor

Bayview Manor Landscaping Project	Project Specifications are being developed for hopeful Fall plantings;	<p>August Update: A meeting with the landscape architect is being scheduled;</p> <p>September Update: A specification for the landscaping at Bayview Manor is in process to obtain quotes for the work;</p> <p>October Update: Specifications for this project are in review; This work will be completed in the spring;</p> <p>November update: Some shrubs have been removed; The land has been graded and grass seed has been planted; New plantings are planned for April 2023;</p> <p>December update: New plantings are planned for April 2023;</p> <p>January update: New plantings are planned for April 2023;</p> <p>February update: New plantings are planned for April 2023;</p> <p>March update: This project has been placed on hold pending the outcome of the funds needed to complete the Bayview Manor renovations;</p> <p><i>No Status Change on this Project;</i></p>
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Community Outreach

June 2025 – The OCHA team is planning events for the summer months.

May 2025 - In the month of April there were events at both Bayview Manor and Pecks Family. On April 10th, Acme Grocery Store held a vaccine clinic on the 5th floor community room at Bayview Manor. Every tenant that received a vaccine received a coupon towards groceries; there was a good turn out with many tenants getting booster vaccines.

On April 24th, the property manager hosted an Easter Egg Hunt with the children at Pecks Family. There was an amazing turnout and the children had a blast and are excited for next year's event.

April 2025 – In April, a fall prevention education event presented by Horizon Blue Cross Blue Shield at the Bayview Manor Community room, the event was hosted on March 10th. Great outcome they are planning another presentation this summer.

March 2025 update: St Peter's United Methodist Church provided a Valentine's Day luncheon for both Bayview Manor and Speitel residents. They had a nice meal of pasta, salad, and light refreshments. The event was well received & the Authority is thankful for the partnership with those in the community who are willing to help.

On December 3rd members from St. Peters Church hosted a holiday event with the tenants at Bayview Manor and Speitel Commons. A lasagna lunch was served buffet style along with salad, dinner rolls, and light refreshments. Tenants enjoyed their time in the community room with Holiday décor and music.

Additionally, on December 19, 2024, St James's church hosted a Holiday sing along, hot chocolate, and snacks were provided for the residents. Both events were a success, with a lot of great feedback received from tenants.

On Nov 12, 2024, there was an outreach event for Pecks Family with the same guidelines, discussing some lease violations, ex: dogs, housekeeping, parking, smoking. Parking permits were distributed to the tenants who are ready with their information.

On November 19th community members from St James Church came and distributed Thanksgiving goodie bags to the tenants at Bayview Manor and Speitel Commons. We expect additional events in the future from this church.

On October 24, 2024, the property manager and operations manager held a meeting with Bayview Manor and Speitel residents. Light refreshments and snacks were provided. Discussion was had regarding the provisions of our lease, and house rules as a friendly reminder. Maintenance came and demonstrated to the tenants, for Speitel, the proper function of the HVAC remotes because we were getting a few calls about remote errors. Since this meeting we have not gotten any HVAC calls for Speitel regarding those issues. The tenants that came to the meeting filled out the form for the vehicle registration and parking permits were issued.

Board of Commissioners –Rutgers Training Program Status

Commissioner	Training Program Status
Robert Barr, Chairperson	Completed
Robert Scott Halliday, Vice Chairperson	Completed
Brian Broadley	Completed
Robert Henry	Completed
Beverly McCall	Completed
Patricia Miles-Jackson	Completed
Patrick Mumman	Completed

OCEAN CITY HOUSING AUTHORITY
Program Statistics Report 10/2024 - 10/2025

2025
MAY

2025
APR

2025
MAR

<u>Tenant Accounts Receivable</u>			
Number of “non-payment of rent” cases referred to the solicitor	0	0	3
<u>Unit Inspections</u>			
Total number of units to be inspected in fiscal year	119	119	119
Number of inspections completed this month - all sites (include BB insp.)	129	4	135
Total number of units inspected year-to-date - all sites	546	417	413
<u>Occupancy</u>			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Lease-up Time)	31	34	84
Annual Unit Turnaround Time (For Fiscal Year)	220	189	155
Monthly - Number of Vacancies Filled (this month)	1	1	2
Monthly - Average unit turnaround time in days for Lease up	9	5	7
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	20	24	25
PIC Score	100.00%	100.00%	100.00%
<u>Vacancies - At end of Month</u>			
Bay View Manor	2	3	2
Speitel Commons	0	0	0
Peck's Beach Family	0	0	0
Total	2	3	2
Occupancy Rate	98.35%	97.52%	98.35%
<u>Vacancy Turnovers by VHA Maintenance Staff</u>			
Total Hours (Summarized Quarterly)			17.47
Average Hours per Vacancy per Month (Br. Sizes 0 thru 4)	11.00	8.64	17.47
Average Hours per Vacancy YTD (Br. Sizes 0 thru 4)	3.67	3.69	6.33
<u>Rent Roll</u>			
Bay View Manor - Elderly/Disabled	\$18,165	\$17,812	\$18,241
Speitel Commons - Elderly/Disabled	\$14,440	\$14,299	\$13,457
Peck's Beach - Family	\$30,080	\$27,749	\$27,910
Total Rent Roll	\$62,685	\$59,860	\$59,608
<u>Waiting List Applicants - (all lists closed)</u>			
Families - Ocean City Preference	13	13	13
Families - No Ocean City Preference	198	198	198
Elderly (Seniors - 62+)/Disabled - Ocean City Preference	6	5	5
Elderly (Seniors - 62+)/Disabled - No Ocean City Preference	164	166	167
0/1 Bedroom	170	171	172
2 Bedroom	56	56	56
3 Bedroom	112	112	112
4 Bedroom	43	43	43
Success Rate	25%	25%	25%
<u>Maintenance Department</u>			
Average work order turnaround time in days - Tenant Generated	0.10	0.11	0.10
Total Tenant Generated Work Orders	38	37	37
Number of routine work orders written this month	106	126	146
Number of outstanding work orders from previous month	210	188	230
Total number of work orders to be addressed this month	354	351	413
Total number of work orders completed this month	159	141	225
Total number of work orders left outstanding	195	210	188
Number of emergency work orders written this month	0	0	0
Total number of work orders written year-to-date	1427	1283	1120
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	0	0	0
<u>Real Estate Assessment Center (REAC) Scores</u>			
Year-End 2018 - Audited - Remains static due to RAD Application	68	68	68

Ocean City Housing Authority
Cash Report
As of May 31, 2025

Net Cash Position:

Cash Balance per Reconciled Bank Statement at 05/31/2025 \$661,247.70

Add: A/R-Tenants 05/2025	Current	\$7,029.75
	Past	\$13,620.20

Reimbursements Due From The City

Reimbursement for Pecks Family Redevelopment - City of OC	\$0.00
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Less: Payments - June 2025 bill list (\$191,163.92)

Accrued Expenses - Total from detail below \$11,642.67

<u>Accrued Expenses</u>	<u>Annual Budget</u>	<u>No of Months</u>	<u>Amount Accrued Less Paid</u>
Insurance-Prop/Flood	167,670.00	8	(48,376.00)
Bad Debt	7,690.00	8	5,126.67
Comp Absences	3,600.00	8	2,400.00
P.I.L.O.T.	43,810.00	8	29,206.67
Net Accrual	222,770.00		(11,642.67)

Net Cash Balance	\$502,376.40
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	<u>Average Expenses</u>	<u>Cash Available for # of</u>	
Per Month	\$ 120,918	5.47	Months
Per Day	\$ 4,031	125	Days

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

RESOLUTION NO. 2025-27
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 \$191,163.92.

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

ADOPTED: June 17, 2025

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday						
Commissioner McCall						
Commissioner Jackson						
Commissioner Henry						
Commissioner Mumman						
Commissioner Broadley						
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 17, 2025 at the Administrative Offices – 635 West Avenue, Ocean City, New Jersey.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

OCEAN CITY HOUSING AUTHORITY BILL LIST - JUNE 2025			
BANK: COCC MGMT			
Check/ACH/Wire #	Vendor	Invoice Notes	Total Amount
877651	VERIZON	Office phone svc - 05/16/25-06/15/25	\$ 64.01
5302025	ADP	05/30/2025 payroll & taxes	\$ 3,836.85
6132025	ADP	06/13/2025 payroll & taxes	\$ 3,972.31
9359875	NJ AMERICAN WATER	Water/sewer service - BVM 04/18/25-05/19/25	\$ 3,123.37
9360785	NJ AMERICAN WATER	Water/sewer service - Speitel 04/18/25-05/19/25	\$ 1,450.28
9362459	NJ AMERICAN WATER	Water/sewer service - Speitel fire svc 04/18/25-05/19/25	\$ 135.64
9363935	NJ AMERICAN WATER	Water/sewer service - BVM fire svc 04/18/25-05/19/25	\$ 277.40
9374555	NJ AMERICAN WATER	Water/sewer service - PBF 04/17/25-05/16/25	\$ 8,241.25
11338283	COMCAST	Business internet - office - 04/13-05/12/2025	\$ 265.50
15320116	NJ DIV OF PENSIONS & BENEFITS	Pension deductions - May 2025	\$ 1,037.43
20250530	ADP	05/30/2025 invoice	\$ 88.88
20250613	ADP	06/13/2025 invoice	\$ 88.88
64697593	COMCAST	Internet - Speitel 04/27/25-05/26/25	\$ 206.54
	ACENDA	Apr 2025 Resident Wellness Svcs	\$ 1,222.06
	ACE PLUMBING, HEATING & ELECTRICAL SUPPLIES	Maint Supplies	\$ 120.47
	ADVANCED CABINETRY & STORAGE SYSTEM	ADA kitchen cabinetry & hardware - BVM	\$ 2,449.00
	ADVANCED ENVIRO SYSTEMS	Annual Svc contract & Dumpster wheel replacment - BVM/Speitel	\$ 1,357.65
	ANDREW GREEN COURT OFFICER	Warrant of removal service charge & mileage - PBF	\$ 82.00
	ATLANTIC CITY ELECTRIC	Electric svc - BVM 04/29/2025 - 05/28/2025	\$ 5,057.64
	ATLANTIC CITY ELECTRIC	Electric svc - SP 04/29/2025 - 05/28/2025	\$ 751.03
	ATLANTIC CITY ELECTRIC	Electric svc - 4TH ST OFC 04/30/2025 - 05/29/2025	\$ 126.00
	ATLANTIC CITY ELECTRIC	Electric svc - PBF site lights - 04/30/2025 - 05/29/2025	\$ 1,087.49
	LINDA AVENA	Accounting svcs - June 2025	\$ 2,875.00
	BROOKE GROUP	Consulting - BVM	\$ 2,355.00
	CALL EXPERTS	Answering svc - June 2025	\$ 107.04
	CLEAN SWEEP	Cleaning svcs - BVM/Speitel April/May 2025	\$ 5,970.00
	SOUTH JERSEY CULLIGAN	Water cooler rental - May/June 2025	\$ 21.90
	MICHAEL DEVER	Reimb for DCA Property Registration - Speitel	\$ 26.08
	FLORENCE DRISCOLL	June 2025 tenant svcs	\$ 200.00
	ELDER PEST CONTROL	Pest svc - May/June 2025	\$ 1,865.00
	FEDERAL EXPRESS	Deliveries - May 2025	\$ 21.97
	GEN X ELECTRICAL	Electrical repair - PBF	\$ 290.00
	HD SUPPLY	Maint Supplies	\$ 2,174.60
	JC'S CUSTOM PAINTING	Painting contract svcs. - BVM	\$ 2,100.00
	JOHN SPITZ	Co-pay reimb - May 2025; Medicare Supplemental premium - June 2025	\$ 253.00
	LINWOOD GULF	Vehicle tires	\$ 521.90
	MAX COMMUNICATIONS	Office phone system - May 2025	\$ 193.92
	NATIONAL TENANT NETWORK	Background checks for potential residents	\$ 80.00
	NJ PUBLIC HOUSING AUTHORITY JIF	2025 Insurance - property, general liab, auto, workers comp, public officials/employment practices, cyber- 2nd installment	\$ 77,146.00
	RICHLAND CARPET & FLOORING	Carpet/cove base installation - BVM	\$ 1,674.97
	ROBINSON & ROBINSON	Eviction filings - May 2025	\$ 1,250.50
	ROBERT L ROWELL	June 2025 maint contract grounds services	\$ 200.00
	SHERWIN WILLIAMS	Painting supplies	\$ 209.71
	STERICYCLE	Shredding svc - 4/18 & 5/28	\$ 332.32
	SOUTH JERSEY OVERHEAD DOOR CO	Repairs - BVM/Speitel	\$ 950.00
	I.S. SMICK LUMBER	Maint Supplies	\$ 680.40
	SOUTH JERSEY GAS	Gas svc - PBF - 04/28/2025-05/28/2025	\$ 1,642.66
	SOUTH JERSEY GAS	Gas svc - Speitel - 04/25/2025-05/27/2025	\$ 62.01
	VECTOR SECURITY INC	Inspection fire system/fire monitoring - 06/01/2025-08/31/2025	\$ 423.51
	VERIZON	Elevator phone lines - BVM 05/29/2025-06/28/2025	\$ 184.13
	VERIZON CONNECT	Vehicle tracking subscription - May 2025	\$ 46.79
	VINELAND HOUSING AUTHORITY	Apr 2025 expense reimb;May 2025 office/maint coverage & postage;June 2025 mgmt & software license fee	\$ 48,347.01
	WALLACE HARDWARE	Maint Supplies	\$ 19.82
ACH - Transfer	OCEAN CITY HOUSING AUTHORITY	Reserve account deposit BVM/Speitel - JUNE 2025	\$ 3,824.00
ACH - Transfer	PNC BANK FEES	Fees - Apr 2025	\$ 73.00
	TOTAL JUNE DISBURSEMENTS COCC (cocctur)		\$ 191,163.92
	TOTAL JUNE DISBURSEMENTS BVM/SP OPER ACCT (sturbvm)		\$ -
	TOTAL JUNE DISBURSEMENTS CONSTR ACCT (sturcons)		\$ -
	TOTAL JUNE DISBURSEMENTS PBFAM GEN (pbfamily redevelopment)		\$ -
	TOTAL BILL LIST - JUNE 2025		\$ 191,163.92

BANK: PBFAMILY GENERAL FUND (pbfamily)			
Check/ACH/Wire #	Vendor	Invoice Notes	Total Amount
	TOTAL JUNE DISBURSEMENTS (sturgen)		\$ -
BANK: BAYVIEW/SPEITEL CONSTRUCTION (rad_bayview & rad_speitel)			
Check/ACH/Wire #	Vendor	Invoice Notes	Total Amount
	TOTAL JUNE DISBURSEMENTS (sturcons)		\$ -
BANK: BAYVIEW/SPEITEL OPERATING (rad_bayview & rad_speitel)			
Check/ACH/Wire #	Vendor	Invoice Notes	Total Amount
	TOTAL JUNE DISBURSEMENTS (sturbvm)		\$ -

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

RESOLUTION NO. 2025-28

Resolution to Dispose of Furniture and Equipment
Utilizing the Disposition Policy

WHEREAS, it is necessary from time to time for the Ocean City Housing Authority to dispose of surplus property; and

WHEREAS, the Authority owns furniture and equipment (a complete list of same is attached as Exhibit “A”), which is obsolete; and

WHEREAS, the Authority no longer has use for the aforesaid furniture and equipment; and

WHEREAS, the Authority wishes to dispose of the aforesaid furniture and equipment by public sale utilizing the Authority’s Disposition Policy; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Ocean City that the Executive Director is directed to dispose of the aforesaid furniture and equipment by public sale utilizing the Authority’s Disposition Policy.

ADOPTED: June 17, 2025
VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday						
Commissioner McCall						
Commissioner Jackson						
Commissioner Henry						
Commissioner Mumman						
Commissioner Broadley						
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 17, 2025 at the Administrative Offices – 635 West Avenue, Ocean City, New Jersey.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

June 2025 GovDeals.com Inventory Disposition Listing - Ocean City Housing Authority

<u>Item</u>	<u>Quantity</u>	<u>Serial #</u>	<u>VIN</u>
2012 Ford E-350 Econoline Van	1		1FTSS3EL4CDA12687
Mileage: 34,498			

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

RESOLUTION NO. 2025-29
Transfer Ownership of Authority Owned Vehicle

WHEREAS, the Ocean City Housing Authority has expressed interest in obtaining a vehicle for use at the Authority; and

WHEREAS, the Vineland Housing Authority owns and operates a fleet of vehicles; and

WHEREAS, the Vineland Housing Authority possesses a 2019 Ford F-250 Pickup – VIN# 1FTBF2A65KED14691 with the current mileage of 19,159; and

WHEREAS, the transfer of said vehicle is considered in the best interest of both public entities to further the usefulness of public property; and

WHEREAS, it is the desire of the Ocean City Housing Authority to obtain ownership of said vehicle from the Vineland Housing Authority in the amount of \$20,000; and

WHEREAS, N.J.S.A 40A:11-36.2 allows for the transfer of property to another contracting unit without the need for bids; and

WHEREAS, the 2019 Ford F-250 Pickup – VIN# 1FTBF2A65KED14691 vehicle to be transferred shall be in an “As Is” condition with no warranties or representations as to their use or condition; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby approves the purchase and transfer of ownership of a 2019 Ford F-250 Pickup – VIN# 1FTBF2A65KED14691 from the Vineland Housing Authority in the amount of \$20,000.

ADOPTED: June 17, 2025

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday						
Commissioner McCall						
Commissioner Jackson						
Commissioner Henry						
Commissioner Mumman						
Commissioner Broadley						
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 17, 2025 at the Administrative Offices – 635 West Avenue, Ocean City, New Jersey.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

TRANSFER OWNERSHIP OF AUTHORITY OWNED VEHICLE

from the Operating Budget. The line item to be charged for the above expenditure is Account # 1400-08-000 (Furniture & Equipment – Admin).

Wendy Hughes
Certifying Financial Officer

Date

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2019 Ford F250 Super Duty Regular Cab XL Pickup

2D 8 ft 4.5 ★ (43 Ratings) [Write a review](#)



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⚠ Recall Alerts (15)

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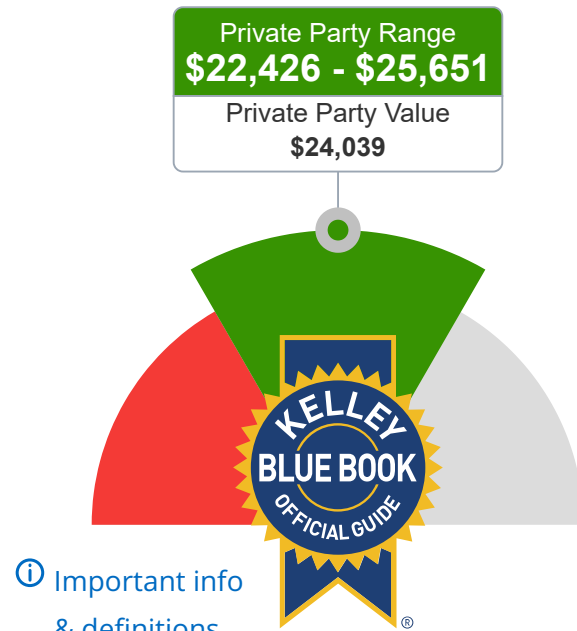
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Ocean City Housing Authority
County of Cape May
State of New Jersey

RESOLUTION NO. 2025-30
Authorization to Use Cooperative Contract – Playground Equipment

WHEREAS, the Ocean City Housing Authority, pursuant to N.J.S.A. 52:34-6.2(b)(3), may by resolution and without advertising for bids, join cooperative purchasing agreements; and

WHEREAS, the Ocean City Housing Authority has the need on a timely basis to purchase goods or services utilizing cooperative contracts; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5 – the Educational Services Commission of New Jersey is registered as Lead Cooperative agency NJ System Identifier #65MCESCCPS; and,

WHEREAS, the Ocean City Housing Authority is a registered member agency with Educational Services Commission of New Jersey; and

WHEREAS, the Educational Services Commission of New Jersey awarded Bid #ESCNJ 24/25-01 for Playground Equipment, Site Furnishings, Outdoor Circuit Training Equipment & Related Products; and,

WHEREAS, the Educational Services Commission of New Jersey awarded Bid # ESCNJ 24/25-03 for Playground and Recreational Area Surfacing Materials, Installation and Inspections; and,

NOW, THEREFORE, BE IT RESOLVED, that the Ocean City Housing Authority authorizes the Purchasing Agent to purchase certain goods or services utilizing cooperative contracts through Bid #ESCNJ 24/25-01 and #ESCNJ 24/25-03, in excess of the bid threshold pursuant to all conditions of the contract; and

BE IT FURTHER RESOLVED, that the governing body of the **Ocean City Housing Authority** pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Executive Director.

ADOPTED: June 17, 2025

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday						
Commissioner McCall						
Commissioner Jackson						
Commissioner Henry						
Commissioner Mumman						
Commissioner Broadley						
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 17, 2025 at the Administrative Offices – 635 West Avenue, Ocean City, New Jersey.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

VENDOR CONTACT FORM

Bid	Playground & Recreational Surfacing Materials, Installation and Inspections Bid #ESCNJ 24/25-03
Vendor	Ben Shaffer Recreation
Representative	Patricia Tumminello
Address	PO Box 844, Lake Hopatcong, NJ 07489
Telephone #	973-663-2021
Fax #	973-663-4615
Email	sales@benshaffer.com
Website	www.benshaffer.com

Bid	Playground & Recreational Surfacing Materials, Installation and Inspections Bid #ESCNJ 24/25-03
Vendor	Corby Associates Inc.
Address	Edward C. Miller Jr
Representative	3641 Hill Road, Parsippany NJ 07054
Telephone #	201-941-4160
Fax #	
Email	ed@corbyassociates.com
Website	www.corbyassociates.com

Bid	Playground & Recreational Surfacing Materials, Installation and Inspections Bid #ESCNJ 24/25-03
Vendor	Downes Forest Products LLC
Representative	Jeff Mortensen
Address	65 Royal Ave., Hawthorne, NJ 07506
Telephone #	973-238-4430
Fax #	973-238-0222
Email	order@downesforestproducts.com
Website	www.downesforestproducts.com

VENDOR CONTACT FORM

Bid	Playground & Recreational Surfacing Materials, Installation and Inspections Bid #ESCNJ 24/25-03
Vendor	Great Lakes Recreation Co., LLC DBA Boyce Recreation
Representative	Dave Rainey and Brian Sherry
Address	PO Box 885, Trexlertown, PA 18087
Telephone #	610-289-4800
Fax #	
Email	David@Boycerec.com and Brian@Boycerec.com
Website	www.BoyceRec.com

Bid	Playground & Recreational Surfacing Materials, Installation and Inspections Bid #ESCNJ 24/25-03
Vendor	Liberty Parks and Playgrounds, Inc.
Representative	Joel Lyons, Jr.
Address	P.O. Box 52, Stratford NJ 08084
Telephone #	877-376-7823
Fax #	877-376-7823
Email	info@libertyparks.com
Website	www.libertyparks.com

Bid	Playground & Recreational Surfacing Materials, Installation and Inspections Bid #ESCNJ 24/25-03
Vendor	Whirl Corporation, Inc.
Representative	Jim Davis
Address	P.O. Box 110 – 194 Main St., Port Monmouth, NJ 07758
Telephone #	732-495-3715
Fax #	
Email	info@whirlconstruction.net
Website	www.whirlconstruction.net

VENDOR CONTACT FORM

Bid	Playground & Recreational Surfacing Materials, Installation and Inspections Bid #ESCNJ 24/25-03
Vendor	Z-TECH CONTRACTING, LLC
Representative	ROBERT ZECCA
Address	1207 US HIGHWAY 22, MOUNTAINSIDE NJ 07092
Telephone #	908-232-1167
Fax #	908-232-0534
Email	WENDY@ZTECHCONTRACTING.COM
Website	www.ztechcontracting.com

Bid	Playground Equipment, Site Furnishings, Outdoor Circuit Training Equipment and Related Products Bid #ESCNJ 24/25-01
Vendor	Ben Shaffer Recreation
Representative	Patricia Tumminello
Address	PO Box 844 Lake Hopatcong NJ 07849
Telephone #	973-663-2021
Fax #	973-663-4615
Email	sales@benshaffer.com Patty@benshaffer.com
Website	www.benshaffer.com

Bid	Playground Equipment, Site Furnishings, Outdoor Circuit Training Equipment and Related Products Bid #ESCNJ 24/25-01
Vendor	EZ Docks Unlimited, LLC
Representative	Rick Hibell
Address	550 Route 36 Belford, NJ 07718
Telephone #	732-272-3058
Fax #	
Email	r.hibell@ez-docks.com
Website	www.ez-docks.com

Bid	Playground Equipment, Site Furnishings, Outdoor Circuit Training Equipment and Related Products Bid #ESCNJ 24/25-01
Vendor	George Ely Associates, Inc.
Representative	George W. Ely
Address	P.O. Box 396, Carlisle, PA 17013
Telephone #	800-262-8448
Fax #	717-243-0439
Email	ely@pa.net
Website	www.Georgeelyassociates.com

Bid	Playground Equipment, Site Furnishings, Outdoor Circuit Training Equipment and Related Products Bid #ESCNJ 24/25-01
Vendor	Great Lakes Recreation Co., LLC DBA Boyce Recreation
Representative	David Rainey and Brian Sherry
Address	PO Box 885 Trexlertown, PA 18087
Telephone #	610-289-4800
Fax #	
Email	David@Boycerec.com and Brian@Boycerec.com
Website	www.BoyceRec.com

Bid	Playground Equipment, Site Furnishings, Outdoor Circuit Training Equipment and Related Products Bid #ESCNJ 24/25-01
Vendor	Liberty Parks and Playgrounds, Inc.
Representative	Joel Lyons, Jr.
Address	PO Box 52, Stratford, NJ 08084
Telephone #	877-376-7823
Fax #	877-376-7823
Email	info@libertyparks.com
Website	www.libertyparks.com

Bid	Playground Equipment, Site Furnishings, Outdoor Circuit Training Equipment and Related Products Bid #ESCNJ 24/25-01
Vendor	MRC, Inc.
Representative	Megan Kerr
Address	2130 Route 35 Bldg B Suite 222 Sea Girt, NJ 08750
Telephone #	800-922-0070
Fax #	
Email	contracts@mrcrec.com
Website	www.mrcrec.com

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

RESOLUTION NO. 2025-31
Resolution to Borrow
Limited Liability Company
New Jersey Housing and Mortgage Finance Agency (NJHMFA)
Pecks Beach (the “Project”)

The Undersigned hereby certifies that the following is a true and correct copy of the Resolution duly and unanimously adopted by Pecks Beach Development, LLC, a limited liability company (the "Company") and that such Resolution has not in any way been altered or appealed and is in full force and effect, unrevoked and unrescinded as of this date.

WHEREAS, the Company desires to borrow from the New Jersey Housing and Mortgage Finance Agency (the "Agency") the funds necessary to finance the redevelopment of Pecks Beach (the "Project"), a 60-unit residential complex in Ocean City, New Jersey; and

WHEREAS, the Company is required to execute various documents including, but not limited to a First Mortgage and First Mortgage Note(s), Financing Deed Restriction and Regulatory Agreement, a Second Mortgage and Mortgage Note, a Third Mortgage and Mortgage Note (for Affordable Housing Production Funds) and other related documents in connection with the Project; and

NOW, THEREFORE, BE IT RESOLVED as follows:

IT IS RESOLVED that Pecks Beach Development LLC will enter into a First Mortgage and First Mortgage Note(s) in the currently estimated amount of Five Million, Thirty Seven Thousand, Five Hundred Dollars (\$5,037,500), a Financing, Deed Restriction and Regulatory Agreement (the "Regulatory Agreement"), a Second Mortgage and Mortgage Note in a currently estimated amount of Eleven Million, Six Hundred Ninety Five Thousand, Seventy Three Dollars (\$11,695,073) a Third Mortgage and Note in the currently estimated amount of Nine Million Dollars (\$9,000,000) and other related documents (the "Loan Documents" as more specifically defined in the Regulatory Agreement) with the New Jersey Housing and Mortgage Finance Agency;

IT IS FURTHER RESOLVED that the following is a true and correct list of the members of the Company:

<u>Name</u>	<u>Title</u>
1. <u>Pecks Beach MM LLC</u>	<u>Sole Member</u>
2. _____	_____
3. _____	_____
4. _____	_____

IT IS FURTHER RESOLVED that the following is a true and correct list of the names, titles and signatures of the members of the Company, any one of whom is appointed, authorized, directed and empowered to execute and witness or attest to the execution of the Loan Documents:

<u>Name</u>	<u>Title</u>	<u>Signature</u>
1 . <u>Jacqueline S. Jones</u>	<u>Executive Director</u>	_____
2 . <u>Wendy Hughes</u>	<u>Assistant Executive Director</u>	_____
3 . <u>Robert Barr</u>	<u>Chairperson</u>	_____
4 . <u>Robert Scott Halliday</u>	<u>Vice Chairperson</u>	_____

I certify that there is no provision in the Operating Agreement of said Company limiting the power of the members to pass the foregoing Resolution and that it is in conformity with the provisions of said Operating Agreement.

IN WITNESS WHEREOF, I have hereunto subscribed my signature to the Resolution this 17th day of June, 2025.

ADOPTED: June 17, 2025

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday						
Commissioner McCall						
Commissioner Jackson						
Commissioner Henry						
Commissioner Mumman						
Commissioner Broadley						
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 17, 2025 at the Administrative Offices – 635 West Avenue, Ocean City, New Jersey.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

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

RESOLUTION NO. 2025-32
Construction Bank Account Resolution
Pecks Beach Redevelopment LLC

I hereby certify to Century Savings Bank, 1376 W. Sherman Avenue, Vineland, NJ 08360

That the Board of Directors of Pecks Beach Development LLC, hereinafter the "Company" or "Sponsor", a limited liability company duly organized under the Laws of the State of New Jersey, met on June 17, 2025 and that the following Resolutions were duly adopted and are now in full force and effect:

RESOLVED, that a demand deposit interest account be established at the above Bank by said Sponsor;

RESOLVED, that all advances received from the New Jersey Housing and Mortgage Finance Agency (hereinafter called, "HMFA") pursuant to the initial mortgage shall be deposited intact in said account to be used exclusively for the purposes stated in the monthly Sponsor Requisition:

RESOLVED, that all checks, withdrawals and Resolutions involving this account shall require the signature(s) of any one of the following (number of) officers or representatives of the **Sponsor (Group "A")**:

<u>NAME</u>	<u>TITLE</u>	<u>SIGNATURE</u>
1 . <u>Jacqueline S. Jones</u>	<u>Executive Director</u>	_____
2 . <u>Wendy Hughes</u>	<u>Assistant Executive Director</u>	_____
3 . <u>Robert Barr</u>	<u>Chairperson</u>	_____
4 . <u>Robert Scott Halliday</u>	<u>Vice Chairperson</u>	_____

OR, the signature of any one of the following **HMFA officials (Group "B")**:

<u>NAME</u>	<u>TITLE</u>	<u>SIGNATURE</u>
Julianne Reese	Assistant Director of Accounting	_____
Laura Shea	Chief of Legal and Regulatory Affairs	_____
Debra M. Urban	Chief of Multifamily Programs	_____
Kimberly McMillan	Assistant Director of Finance	_____

RESOLVED, that the HMFA shall have the right to wire funds from this account back to the Trustee or itself for construction interest payments, debt service payments, escrow requirements, fees and charges or at any time that funds remain in said account for more than ninety (90) days. This right shall be exercised only when the Sponsor has failed to comply with written directives of the Agency.

I further certify that there is no provision in the Operating Agreement and/or the Certificate of Organization of the Company limiting the power of the signer to execute the foregoing Resolutions.

Additional Signatures on Following Page

IN WITNESS WHEREOF, I have hereunto subscribed my signature to this Resolution for said Pecks Beach Development LLC on this 17th day of June, 2025.

Sponsor Signature
Name: Jacqueline S. Jones
Position or Title: Executive Director

APPROVED BY:

Laura Shea, Chief of Legal & Regulatory Affairs
New Jersey Housing & Mortgage Finance Agency

Bank Officer Signature
Name:
Position or Title:

ADOPTED: June 17, 2025

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday						
Commissioner McCall						
Commissioner Jackson						
Commissioner Henry						
Commissioner Mumman						
Commissioner Broadley						
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 17, 2025 at the Administrative Offices – 635 West Avenue, Ocean City, New Jersey.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

Pecks Beach Development LLC

(COMPLETE NAME OF CORPORATION, PARTNERSHIP OR L.L.C.)

CONSTRUCTION BANK ACCOUNT RESOLUTION

I hereby certify to Century Savings Bank, 1376 W. Sherman Avenue, Vineland, NJ 08360

That the Board of Directors of Pecks Beach Development LLC, hereinafter the "Company" or "Sponsor", a limited liability company duly organized under the Laws of the State of New Jersey, met on June 17, 2025 and that the following Resolutions were duly adopted and are now in full force and effect:

RESOLVED, that a demand deposit interest account be established at the above Bank by said Sponsor;

RESOLVED, that all advances received from the New Jersey Housing and Mortgage Finance Agency (hereinafter called, "HMFA") pursuant to the initial mortgage shall be deposited intact in said account to be used exclusively for the purposes stated in the monthly Sponsor Requisition:

RESOLVED, that all checks, withdrawals and Resolutions involving this account shall require the signature(s) of any one of the following (number of) officers or representatives of the **Sponsor (Group "A")**:

<u>NAME</u>	<u>TITLE</u>	<u>SIGNATURE</u>
Jacqueline S. Jones_____	<u>Executive Director</u> _____	_____
Wendy Hughes_____	<u>Assistant Executive Director</u> _____	_____
Robert Barr_____	<u>Chairperson</u> _____	_____
Robert Scott Halliday_____	<u>Vice-Chairperson</u> _____	_____
_____	_____	_____

OR, the signature of any one of the following **HMFA officials (Group "B")**:

<u>NAME</u>	<u>TITLE</u>	<u>SIGNATURE</u>
Julianne Reese	Assistant Director of Accounting	_____
Laura Shea	Chief of Legal and Regulatory Affairs	_____
Debra M. Urban	Chief of Multifamily Programs	_____
Kimberly McMillan	Assistant Director of Finance	_____

RESOLVED, that the HMFA shall have the right to wire funds from this account back to the Trustee or itself for construction interest payments, debt service payments, escrow requirements, fees and charges or at any time that funds remain in said account for more than ninety (90) days. This right shall be exercised only when the Sponsor has failed to comply with written directives of the Agency.

I further certify that there is no provision in the Operating Agreement and/or the Certificate of Organization of the Company limiting the power of the signer to execute the foregoing Resolutions.

Additional Signatures on Following Page

IN WITNESS WHEREOF, I have hereunto subscribed my signature to this Resolution for said Pecks Beach Development LLC on this 17th day of June, 2025.

Sponsor Signature

Name: Jacqueline S. Jones

Position or Title: Executive Director

APPROVED BY:

Laura Shea, Chief of Legal & Regulatory Affairs

New Jersey Housing & Mortgage Finance Agency

Bank Officer Signature

Name:

Position or Title:

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

RESOLUTION NO. 2025-33
2025-2026 HOUSING AUTHORITY BUDGET RESOLUTION
FISCAL YEAR: FROM OCTOBER 1, 2025 TO SEPTEMBER 30, 2026

WHEREAS, the Annual Budget and Capital Budget for the Ocean City Housing Authority for the fiscal year beginning **October 1, 2025 and ending September 30, 2026** has been presented before the Members of the Ocean City Housing Authority at its open public meeting of **June 17, 2025**; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 1,631,500.00, Total Appropriations, including any Accumulated Deficit if any, of \$ 1,723,430.00 and Total Unrestricted Net Position utilized of \$100,000.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$14,500.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

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

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

NOW, THEREFORE BE IT RESOLVED, by the Members of the Ocean City Housing Authority, at an open public meeting held on **June 17, 2025** that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Ocean City Housing Authority for the fiscal year beginning **October 1, 2025 and ending September 30, 2026** is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Ocean City Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on **August 19, 2025**.

DATED: June 17, 2025

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday						
Commissioner McCall						
Commissioner Jackson						
Commissioner Henry						
Commissioner Mumman						
Commissioner Broadley						
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 17, 2025 at the Administrative Offices – 635 West Avenue, Ocean City, New Jersey.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

OCHA BUDGETS - FY2026

Budget Comparison 2025-2026

Account	2025	2026		
Name	Budget	Budget	Variance	Variance %
TENANT INCOME				
Tenant Rent	753,570	750,320	(3,250)	0%
Other Rental Inc - Mkt Rate	52,000	52,800	800	2%
PBV HAP Subsidy	425,460	455,350	29,890	7%
Vacancy Loss	7,180	9,270	2,090	29%
Total Rental Income	1,238,210	1,267,740	29,530	2%
Laundry and Vending	4,300	2,250	(2,050)	-48%
Damages	6,500	6,500	-	0%
Late Charges	1,800	1,800	-	0%
Legal Fees - Tenant	4,200	4,200	-	0%
Misc.Tenant Income	660	1,660	1,000	152%
CDBG Income	44,200	13,700	(30,500)	-69%
Total Other Tenant Income	61,660	30,110	(31,550)	-51%
NET TENANT INCOME	1,299,870	1,297,850	(2,020)	0%
HUD PHA Operating Grants/Subsidies	160,000	150,000	(10,000)	-6%
Capital Fund Grants	150,350	157,300	6,950	5%
TOTAL GRANT INCOME	310,350	307,300	(3,050)	-1%
Investment Income - Unrestricted	550	550	-	0%
Fraud Recovery	800	800	-	0%
Income from Other Authorities		25,000		
Operating Reserve		100,000		
TOTAL OTHER INCOME	1,350	126,350	125,000	9259%
TOTAL INCOME	1,611,570	1,731,500	119,930	7%
Total Administrative Salaries	-	-	-	
Legal Expense				
Criminal Background Checks	1,050	1,050	-	0%
Tnt/Empl Screening	550	550	-	0%
General Legal Expense	14,000	14,000	-	0%
Special Investigations	3,000	3,000	-	0%
Legal Exp - Eviction	9,600	8,850	(750)	-8%
Total Legal Expense	28,200	27,450	(750)	-3%

OCHA BUDGETS - FY2026

Budget Comparison 2025-2026

Account	2025	2026		
Name	Budget	Budget	Variance	Variance %
Other Admin Expenses				
Board/Staff Training	440	1,800	1,360	309%
Travel	4,000	1,500	(2,500)	-63%
Accounting Fees	34,500	35,300	800	2%
Auditing Fees	17,250	23,250	6,000	35%
Management Fee	316,960	382,960	66,000	21%
Consultants	6,320	6,320	-	0%
IT Consultants	1,660	1,660	-	0%
Total Other Admin Expenses	381,130	452,790	71,660	19%
Miscellaneous Admin Expenses				
Membership and Fees	730	730	-	0%
Advertising	1,900	1,900	-	0%
Office Supplies	840	840	-	0%
Computer Parts	590	590	-	0%
Telephone	8,600	7,500	(1,100)	-13%
Postage	4,200	4,200	-	0%
Software License Fees	9,500	14,880	5,380	57%
Copiers	1,220	600	(620)	-51%
Printer Supplies - Toner	160	160	-	0%
Internet	5,360	6,500	1,140	21%
Cell Phones/Pagers	1,020	2,400	1,380	135%
GPS Vehicle Tracking	300	700	400	133%
Other Misc Admin Expenses	3,160	6,500	3,340	106%
Coffee Supplies	200	200	-	0%
Paper	300	300	-	0%
Total Miscellaneous Admin Expenses	38,080	48,000	9,920	26%
TOTAL ADMINISTRATIVE EXPENSES	447,410	528,240	80,830	18%
TENANT SERVICES				
Other Tenant Svcs.	11,700	14,500	2,800	24%
Tenant Svcs - Behavioral Health	44,200	13,700	(30,500)	-69%
TOTAL TENANT SERVICES EXPENSES	55,900	28,200	(27,700)	-50%
UTILITIES				
Water	130,840	158,700	27,860	21%
Electricity	144,300	150,450	6,150	4%
Electricity-Vacant Units	1,290	1,290	-	0%
Gas	39,040	50,350	11,310	29%
TOTAL UTILITY EXPENSES	315,470	360,790	45,320	14%

OCHA BUDGETS - FY2026

Budget Comparison 2025-2026

Account	2025	2026		
Name	Budget	Budget	Variance	Variance %
MAINTENANCE AND OPERATIONS				
General Maint Expense				
Maintenance Salaries	112,390	118,000	5,610	5%
Payroll Taxes-Maint.	9,510	9,980	470	5%
Health Benefits-Maint.	80,850	91,530	10,680	13%
Maintenance Uniforms	1,250	1,250	-	0%
Vehicle Gas, Oil, Grease	900	900	-	0%
Total General Maint Expense	204,900	221,660	16,760	8%
Materials				
Supplies-Grounds	2,550	2,550	-	0%
Supplies-Snow Removal	810	810	-	0%
Supplies-Appliance	7,800	7,800	-	0%
Supplies-Decorating	56,500	3,000	(53,500)	-95%
Supplies-Electrical	3,620	3,620	-	0%
Supplies-Exterminating	530	530	-	0%
Supplies-Janitorial/Cleaning	6,000	4,300	(1,700)	-28%
Supplies-Maint/Repairs	7,200	5,500	(1,700)	-24%
Supplies-Plumbing	4,730	5,190	460	10%
Supplies-Tools and Equipment	4,470	4,470	-	0%
Supplies-Paint	2,760	2,390	(370)	-13%
Supplies-Paint Supplies	1,000	1,000	-	0%
Supplies-HVAC	6,600	16,100	9,500	144%
Supplies - Alarm/Extinguishers	2,250	2,250	-	0%
Supplies - Flooring	2,520	2,520	-	0%
Total Materials	109,340	62,030	(47,310)	-43%
Contract Costs				
Contract-Alarm/Extinguisher	3,620	3,620	-	0%
Contract-Building Repairs	8,370	8,370	-	0%
Contract-Carpet Cleaning	120	120	-	0%
Contract-Decorating/Painting	10,120	7,180	(2,940)	-29%
Contract-Electrical	1,550	1,550	-	0%
Contract-Pest Control	10,620	10,620	-	0%
Contract-Bedbugs-Pest Control	11,800	11,800	-	0%
Contract-Floor Covering	7,330	7,330	-	0%
Contract-Grounds	20,510	13,260	(7,250)	-35%
Contract - Grounds - tnt svcs	1,200	1,200	-	0%
Contract-Janitorial/Cleaning	44,000	39,500	(4,500)	-10%
Contract-Plumbing	3,560	3,560	-	0%
Contract-HVAC	5,400	17,800	12,400	230%

OCHA BUDGETS - FY2026

Budget Comparison 2025-2026

Account	2025	2026		
Name	Budget	Budget	Variance	Variance %
Contract-Vehicle Maintenance	1,630	1,630	-	0%
Contract - Equip Repair	300	300	-	0%
Contract-Maint Consultants	4,330	-	(4,330)	-100%
Contract-Elevator Monitoring	13,750	16,750	3,000	22%
Contract-Alarm Monitoring	2,890	2,890	-	0%
Contract - Trash Compact Maint/Re	1,300	2,400	1,100	85%
Contract - Garbage/Trash Removal	360	360	-	0%
Contract - Generator	3,400	5,400	2,000	59%
Contract - VHA Maint SSA	19,520	19,400	(120)	-1%
Contract - Other Maint SSA	3,360	2,860	(500)	-15%
Total Contract Costs	179,040	177,900	(1,140)	-1%
TOTAL MAINTENANCE EXPENSES	493,280	461,590	(31,690)	-6%
GENERAL EXPENSES				
Insurance-Property	114,320	130,920	16,600	15%
Insurance-Gen. Liab.	21,440	41,810	20,370	95%
Insurance-WC	7,150	10,650	3,500	49%
Flood/Cyber Insurance	24,760	41,680	16,920	68%
Payments in Lieu of Taxes	43,810	38,950	(4,860)	-11%
Pension - Annual Pymt	6,010	10,480	4,470	74%
Compensated Absences	3,600	3,600	-	0%
Retiree Health Benefits	12,650	9,140	(3,510)	-28%
Bad Debt-Tenant Rents	7,690	10,190	2,500	33%
TOTAL GENERAL EXPENSES	241,430	297,420	55,990	23%
TOTAL EXPENSES	1,553,490	1,676,240	122,750	8%
NET INCOME	58,080	55,260	(2,820)	-5%
ADJUSTMENTS				
Replacement Reserve	(45,890)	(47,190)	(1,300)	3%
TOTAL ADJUSTMENTS	(45,890)	(47,190)	(1,300)	3%
CASH FLOW	12,190	8,070	(4,120)	-34%

OCHA - Capital Expenditures - 2026-2031 (State Budget requires current year Capital and 5 additional years)

		Fiscal Year Beginning In						
Property	Description	Estimated Total	Current Budget					
		Cost	Year 2026	2027	2028	2029	2030	2031
Public Housing Management								
All	Snow Blower	\$ 2,000	\$ 1,000				\$ 1,000	
This property is scheduled for a demolition and new construction beginning in the Fall 2025;								
No Capital is needed due to New Construction;								
Total		\$ 2,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -

Other Programs - RAD

BVM/Speitel	Grounds Improvements - Grass, Trees	\$ 5,000	\$ 5,000					
BVM/Speitel	Flag Pole & Lighting	\$ 8,500	\$ 8,500					
BVM/Speitel	Maintenance Tools\Equip	\$ 2,500		\$ 2,500				
BVM/Speitel	Pavilion	\$ 70,000			\$ 70,000			
BVM/Speitel	Community Room Furniture	\$ 15,000				\$ 5,000	\$ 5,000	\$ 5,000
Total		\$ 101,000	\$ 13,500	\$ 2,500	\$ 70,000	\$ 5,000	\$ 5,000	\$ 5,000
TOTAL		\$ 103,000	\$ 14,500	\$ 2,500	\$ 70,000	\$ 5,000	\$ 6,000	\$ 5,000

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

**RESOLUTION NO. 2025-34
PHA Certifications of Compliance
with the PHA Five-Year Plan 2025-2029 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 **Five-Year Plan and Annual Plan** for PHA fiscal year beginning October 1, 2025, 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 (24 CFR § 91.2).
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 (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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

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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains 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; and
 - 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 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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. 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.
12. 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.
13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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.
16. 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for

Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. 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.
- 21. 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.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).
- 23. The PHA plan includes the RAD requirements as stated in PIH 2012-32 (HA) H-2017-3 Rev 3 and any successor notices.

ADOPTED: June 17, 2025

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday						
Commissioner McCall						
Commissioner Jackson						
Commissioner Henry						
Commissioner Mumman						
Commissioner Broadley						
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 17, 2025 at the Administrative Offices – 635 West Avenue, Ocean City, New Jersey.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

Ocean City Housing Authority – 5 Year Plan – Goals and Objectives

The **Ocean City Housing Authority** intends to convert one or more public housing properties under the U.S. Department of Housing and Urban Development's (HUD) **Rental Assistance Demonstration (RAD)** program during the 5-Year Plan term. The purpose of the conversion is to preserve and improve affordable housing stock, leverage public and private capital for capital repairs, and provide long-term housing stability for residents.

In accordance with **RAD Revision 5 (PIH Notice 2024-40)** and **Section 18 of the Housing Act of 1937**, the PHA plans to utilize a **RAD/Section 18 Blend**. This blended approach will allow for the conversion of public housing units to **Project-Based Voucher (PBV)** or **Project-Based Rental Assistance (PBRA)** while also disposing of a portion of units under Section 18 to enhance financial feasibility. **PIH Notice 2024-40**, as may be amended, **PIH Notice 2031-07**, as may be amended, **PIH Notice 2025-01 & 2025-03**, as may be amended, and **PIH Notice 2017-21**, as may be amended, are added to the Goals and Objectives for the planned RAD/Section 18 blend conversion. These notices are attached to this 5-Year Plan and summarized as follows:

- **PIH Notice 2024-40** – *Demolition and/or Disposition of Public Housing Property*
 - This notice provides guidance on the eligibility for tenant protection vouchers (TPVs) and associated requirements, including RAD/Section 18 Blends. It outlines the conditions under which a PHA can dispose of public housing units under Section 18 and convert them to Project-Based Vouchers (PBVs) through RAD.
- **PIH Notice 2021-07** – *Demolition and/or Disposition of Public Housing Property*
 - This notice supersedes PIH Notice 2018-04 and describes examples of expanded eligibility for projects to "blend" PBV assistance through a RAD conversion with assistance from TPVs awarded through a Section 18 disposition approval. It provides guidance on the RAD/Section 18 Blend options, including the Construction Blend and Small PHA Blend.
- **Notice H-2025-01/PIH-2025-03 (HA)** – *Rental Assistance Demonstration – Supplemental Notice 4C*
 - Issued in January 2025, this supplemental notice introduces significant changes to RAD, including the requirement for all RAD public housing conversions to follow 24 CFR Part 50 (Part 50) environmental review by HUD, rather than Part 58 review by a local responsible entity. It also consolidates the RAD and PBV HAP contracts into one combined RAD HAP contract for RAD/Section 18 Blend projects.
- **PIH Notice 2017-21** – *Implementation Guidance: Housing Opportunity Through Modernization Act of 2016 (HOTMA)*
 - This notice provides guidance on Housing Choice Voucher (HCV) and PBV provisions under HOTMA, which are relevant when a PHA intends to use the PBV program in conjunction with RAD and Section 18 conversions. It outlines requirements for the PHA Plan and Administrative Plan regarding PBV units.

Key Elements of the RAD/Section 18 Blend Plan:

- **Properties Proposed for Conversion:** Pecks Beach Family – (IN PIC as Bayview Manor, which was previously converted to RAD) - **AMP 1.**
- **Number of Units:** Approximately 40 units are proposed for conversion; up to **90%** of units may be disposed of under Section 18.
- **New Program Type:** Units will convert to **PBV**, administered under the RAD program.
- **Resident Impact:** All residents will be notified and consulted in accordance with RAD and PHA Plan requirements. No resident will lose their housing as a result of the conversion.
- **Relocation (if applicable):** the PHA will comply with the **Uniform Relocation Act (URA)** and RAD relocation requirements. However, this conversion includes the new construction of a total of **60 units**; all existing residents will be transferred to a newly constructed unit;
- **Rehabilitation/New Construction:** The PHA anticipates **new construction of 60 units** funded through **LIHTC, the City of Ocean City Affordable Housing Trust Funds, State of the New Jersey Affordable Housing Funds, tax-exempt bonds, CDBG, HOME and/or mortgages.**
- **Resident Rights:** Residents will retain key protections under RAD, including the right to return, no rescreening upon conversion, and grievance rights.
- **Resident Consultation:** The PHA has conducted resident meeting and **will continue to conduct** resident meetings and consultation with the Resident Advisory Board (RAB) in accordance with HUD guidance. Summaries of resident feedback are included in this Plan.

This conversion aligns with the PHA's goals to improve housing quality, preserve long-term affordability, reduce public housing capital needs, and expand housing opportunities in alignment with fair housing and de-concentration goals.

Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires: 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning _____, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), the Violence Against Women Act (34 U.S.C. § 12291 *et seq.*), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 *et seq.*, 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

PHA Name

PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director:

Name of Board Chairperson:

Signature:

Date:

Signature:

Date:

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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

RESOLUTION #2025-35

Ocean City Housing Authority 2025 Capital Program

WHEREAS, the 2025 Capital Budget for the Ocean City Housing Authority has been presented before the Members of the Ocean City Housing Authority at its open public meeting of June 17, 2025; and

WHEREAS, the Authority is funded under the Capital Fund Appropriations Program through the Department of Housing and Urban Development; and,

WHEREAS, under the Capital Fund Appropriations Program, all Capital Fund Budgets shall be made only with Board approval and,

WHEREAS, the 2025 Capital Fund has been allocated \$157,303.00 through the Department of Housing and Urban Development;

WHEREAS, the Authority certifies that all of the work items in the Budget Line Items are included in the Annual Statement/Budget and are from the most recent Five-Year Action Plan approved by HUD.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Ocean City Housing Authority as follows:

The Authority hereby approves the 2025 Capital Fund Budget in an amount totaling \$157,303.00 as determined necessary, desirable and convenient by the Authority Treasurer, Authority Chairman, or other authorized representative of the Authority (the “Authorized Officers”).

ADOPTED: June 17, 2025

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday						
Commissioner McCall						
Commissioner Jackson						
Commissioner Henry						
Commissioner Mumman						
Commissioner Broadley						
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 17, 2025 at the Administrative Offices – 635 West Avenue, Ocean City, New Jersey.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

2025 Capital Fund

OMB Approval No. 2577-0303
(exp. 10/31/2026)

Capital Fund Program

(CFP) Amendment

to Consolidated Annual Contributions Contract
Terms and Conditions (HUD-53012)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0303. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) Ocean City Housing Authority NJ053 (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract
ACC(s) Numbers(s) (On File) dated (On File)

Whereas, in accordance with Public Law No: 119-4;

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ \$157,303.00 for Fiscal Year 2025 to be referred to under the Capital Fund Grant Number NJ39P05350125
PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

- The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.
- The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.
- The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
- For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
- Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
- The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.
- The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

8. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one) : Yes ☐ No ☒

9. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

10. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

11. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

12. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:

- Gross mismanagement of a Federal contract or grant;
- Waste of Federal funds;
- Abuse of authority relating to a Federal contract or grant;
- Substantial and specific danger to public health and safety; or
- Violations of law, rule, or regulation related to a Federal contract or grant.

13. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117-58), unless waived by the Department: refer to HUD's BABA webpage for further information (https://www.hud.gov/program_offices/general_counsel/build_america_buy_america)

14. This grant is subject to Executive Order 14218, Ending Taxpayer Subsidization of Open Borders and applicable law. HUD will take steps to ensure that Federal resources are not used to support "sanctuary" policies of State and local jurisdictions that actively prevent federal authorities from deporting illegal aliens.

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

U.S. Dept of HUD	PHA (Executive Director or authorized agent)
By <u>/s/</u> Date: 05/13/2025	By <u>Jacqueline Smith Jones</u> Date: 6/17/25
Marianne Nazzaro	Jacqueline S. Jones
Title: Deputy Assistant Secretary Office Public Housing Invest.	Title Executive Director

Previous versions obsolete

form HUD-53012 OMB Approval No. 2577-0303 (exp. 10/31/2026)