

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2294

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE, upon the recommendation and approval of the Executive Director, that the following claims on current bills, list attached, amounting to \$ **9,919.45** is hereby approved.

INTRODUCED BY: /s/ JUDITH SILVER

SECONDED BY: /s/ SHERRY BAUER

DATED: April 7, 2021

PROJECT BILLS FOR APRIL 2021

\$ 97.89	Home Depot – Invoices for February/March 2020
1,785.00	Derby Appliances – Three (3) Refrigerators/ HJHH
2,698.98	PSE & G – HJHH – Services 2/26/21 to 3/26/21
98.00	Parent Door Hardware – Tell 2681 key/lever lockset
360.00	Slade Elevator – Maintenance for March 2021
675.79	PSE & G – Office Services for 2/26/21 to 3/26/21
481.21	U. Varela – Reimbursement for Plumbing Supplies For Apt. 11-1407 and Boiler Room
1,420.87	United Water – Services for 2/28/21 to 3/28/21

\$ 7,617.74 TOTAL

SECTION 8 BILLS FOR APRIL, 2021:

\$ 48.90	Network Billing Systems – Services for March 2021
769.00	A S Consulting Inc. – Computer Disaster Recovery/March 2021
543.61	Verizon – FIOS Services for 3/10/21 to 4/9/21
212.20	Verizon – Services for 3/10/21 to 4/9/21

\$ 1,573.71 TOTAL

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2295

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE ADOPTING PAYMENT STANDARDS FOR ONE AND TWO BEDROOM APARTMENTS AT 110% OF SMALL AREA FAIR MARKET RENTS

WHEREAS, on October 7, 2020 the Housing Authority of the Borough of Fort Lee (the "Authority") adopted payment standards based upon 100% of the Small Area Fair Market Rents ("Small Area FMR"); and

WHEREAS, based upon local needs, applicable regulations provide that Public Housing Authorities may establish payment standards between 90% and 110% of the Small Area FMR; and

WHEREAS, in order to offer housing choice voucher participants a greater selection of housing, in consultation with the Authority's fee accountant, Thomas Furlong, Executive Director Terrence Corriston recommends that the Authority establishes payment standards for one and two bedroom apartments at 110% of the revised Small Area FMR; and

WHEREAS, applicable regulations include a Hold Harmless provision which provides that where the implementation of the Small Area FMRs results in a decrease in the payment standard amount, a PHA may continue to use the existing higher payment standard for as long as the family continues to receive voucher assistance in the same unit.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE hereby:

- 1. Authorizes the adoption of payment standards for one and two bedroom apartments at 110% of the Small Area Fair Market Rents effective immediately; and**
- 2. Re-enforces the adoption of the optional Hold Harmless provision of the applicable regulations so that in cases where the Small Area FMR is lower than the existing payment standard, the existing higher payment standard will be used so long as the family continues to receive voucher assistance in the same unit; and**
- 3. Authorizes and directs that a notice be sent to participants who are subject to the Hold Harmless provision advising them that in the event they relocate, they may be subject to a lower payment standard in accordance**

with the applicable Small Area FMRs;

4. Authorizes an amendment to the Authority's Administrative Plan to reflect the policies contained herein.

INTRODUCED BY: /s/ JUDITH SILVER

SECONDED BY: /s/ SHERRY BAUER

DATED: April 7, 2021

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2296

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE APPROVING THE IMPLEMENTATION OF PROGRAM WAIVERS UNDER THE CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY (CARES) ACT FOR PROGRAMS ADMINISTERED BY THE HOUSING AUTHORITY OF FORT LEE AND THE POSTING SAME ON THE AUTHORITY'S WEBSITE

WHEREAS, the Housing Authority of the Borough of Fort Lee (the "Authority") administers programs funded by the United States Department of Urban Development ("HUD") all of which require the Authority to adopt a written plan establishing local policy for administering these programs; and

WHEREAS, the Coronavirus Aid, Relief and Economic Security (CARES) Act establishes alternatives and waives numerous statutory and/or regulatory requirements for these programs, and provides that the Board of Commissioners approve the adoption of same; and

WHEREAS, the Executive Director and staff have reviewed the permitted waivers and alternative requirements and determined that in light of the limitations imposed by COVID-19, they provide relief to participants and provide the Authority the ability to deliver the highest quality public service and relief to program participants; and

WHEREAS, by Resolution No. 2267 adopted on May 6, 2020, the Board of Commissioners authorized the implementation of permitted program waivers as deemed appropriate by the Executive Director; and

WHEREAS, it is necessary and appropriate to specify the particular waivers being implemented and to provide notice to the public of same on the Authority's website.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the CARES Act, the Board of Commissioners of the Housing Authority of the Borough of Fort Lee

hereby authorizes the implementation of the following permitted program waivers as deemed necessary and appropriate by the Executive Director for programs administered by the Authority and the posting of same on the Authorities website (References are to the HUD Notice PIH 2020-33 (HA) Rev. 2):

HQS-1 Initial Inspection Requirements

Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies.

Duration: One year anniversary of date of Owner's Certification

Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification. Will include reminder that HQS waiver does not include a waiver of 24 CFR 35.15, visual assessment for deteriorated paint.

Duration: One year anniversary of date of Owner's Certification

HQS-2: Project-Based Voucher (PBV) PreHAP Contract Inspections: PHA Acceptance of Completed Units

Changes inspection requirements, allowing for owner certification that there are no life threatening deficiencies.

Duration 6/30/2021

Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification.

Duration: One year anniversary of date of Owner's Certification

HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option

Allows for extension of up to 30 days for owner repairs of non-life threatening conditions.

Duration: 6/30/2021

HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option

Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies.

Duration 6/30/2021

Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification.

One year anniversary of date of Owner's Certification

HQS-5 HQS Inspection Requirement: Biennial Inspections

Allows for delay in biennial inspections.

Duration: 6/30/2021

PHAs must require owner certification there are no life-threatening deficiencies.

Duration: 12/31/2021

All delayed biennial inspections must resume by 6/30/21 and be completed by 12/31/21

HQS-6 HQS Interim Inspections

Waives the requirement for the PHA to conduct interim inspection and requires alternative method. Allows for repairs to be verified by alternative methods.

Duration: 6/30/2021

HQS-7 PBV Turnover Unit Inspections

Allows PBV turnover units to be filled based on owner certification there are no life threatening deficiencies. Allows for delayed full HQS inspection NLT than 1-year anniversary of date of owner's certification.

Duration: 6/30/2021

HQS-9 HQS Quality Control Inspections

Provides for a suspension of the requirement for QC sampling inspections.

Duration: 6/30/2021

HCV-2 Information When Family is Selected: PHA Oral Briefing

Waives the requirement for an oral briefing.

Provides for alternative methods to conduct required voucher briefing. The authority will conduct such briefings by telephone.

Duration: 6/30/2021

HCV-8 Utility Allowance Schedule: Required Review and Revision

Provides for delay in updating utility allowance schedule.

Duration: 6/30/2021

OFFERED BY: /s/ JUDITH SILVER

SECONDED BY: /s/ SHERRY BAUER

Dated: April 7, 2021

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2297

RESOLUTION BY THE COMMISSONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE AUTHORIZING AND APPROVING THE FOLLOWING AMENDMENTS TO THE FAMILY SELF-SUFFICIENCY ACTION PLAN DATED OCTOBER 1992 AND ALL SUBSEQUENT AMENDMENTS THERETO

WHEREAS, the information contained in the Family Self Sufficiency Action Plan has previously been amended to update the policy governing the FSS Program to address current needs and regulations; and

WHEREAS, it is the desire of the Housing Authority to amend the FSS Action Plan and all associated documents, including the Contract of Participation to comply with current HUD regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE THAT THE FSS ACTION PLAN AND RELATED DOCUMENTS, INCLUDING BUT NOT LIMITED TO EXISTING CONTRACTS OF PARTICIPATION BE AMENDED AS FOLLOWS:

The following is DELETED:

The escrow savings account cannot exceed a total of \$25,000.00. When the family reaches \$ 25,000.00 contributions to the escrow account will no longer be made. The \$ 25,000.00 shall be the total escrow savings that shall be permitted; and

The following is ADDED:

In order to meet FSS Program requirements the Contract of Participation shall provide that the family comply with the family obligations under the HCV program, that all FSS family members (not just family members who elected to participate in FSS) comply with the individual training and services plan, are welfare-free for the 12 consecutive months before the FSS contract is completed, and that the head of the FSS family (the same as the head of household for rent and income eligibility purposes) seek and maintain suitable employment. The family shall not be obligated to be free of housing assistance in order to meet the FSS Program requirements. Noncompliance with the FSS Contract of Participation without good cause may result in termination from the FSS program, withholding or termination of supportive services, or in some cases, termination of HCV assistance.

OFFERED BY: /s/ JUDITH SILVER

SECONDED BY: /s/ SHERRY BAUER

DATED: April 7, 2021