

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY OF THE  
BOROUGH OF LODI, HELD ON THURSDAY,  
JUNE 25, 2015 AT THE HOUSING AUTHORITY  
OF THE BOROUGH OF LODI, 50 BROOKSIDE  
AVENUE, LODI, NEW JERSEY

Chairman Robert Marra called the Regular Meeting to order at 5:00 P.M

This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being tape-recorded.

Upon call of the roll the following were found to be present and absent Present were Chairman Robert Marra, Commissioners Daniel Cody, Albert Di Chiara, Paul Vincent Lynch, Gerald Woods, Vincent Caruso. . Absent: none. Also present were: Thomas DeSomma, Executive Director, Conrad M. Olear, Esq., Gary Luna, Deputy Executive Director. Lenore Morrell Secretary

No Bids This Meeting

A motion was made by Commissioner Woods and seconded by Commissioner Cody approving the minutes of the Re-Organization Meeting of May 21, 2015 and Regular Meeting of May 21, 2015. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

COMMUNICATIONS:

1. Appointment of Daniel Cody Commissioner to LHA for 5 Year Term  
06/10/15 - TO 06/10/2020 **CONGRATULATIONS**
2. Executive Director's e-mail to Bergen County Board of Social Services regarding  
LHA's application process is (TRA) – **TO BE DISCUSSED**

REPORT OF ATTORNEY:

MINUTES REGULAR MEETING – JUNE 25, 2015 –PAGE 2;

1. Response to Elizabeth Stellato ( DVP 13-d) regarding her son Michael Stellato
2. Senior Citizen Resident, Emma Garnto (NM#18) Request.
3. Review for revised statement of Closed Meetings

A motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to go into Closed Session. Upon call of roll the Commissioners vote was as follows:

AUES	NAS
commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

Ongoing - Eva Grecco (DVP#15D)

Ongoing - Christina Johanneman (Former section 8 Participant0-

Ongoing – M. Rouf Former Section 8 Participant

Ongoing – Defiant trespasser Dakota Johnson

NEW – R. Sauls/ E. Vaniderstine

SOPHIA FAVA (DVP (16A)

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to return to the Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE

MINUTES REGULAR MEETING, JUNE 25, 2015 – PAGE 3:

Commissioner Woods  
 Commissioner Caruso  
 Commissioner Marra

REPORT OF ACCOUNTANT:

1. NOTHING AT THIS TIME

REPORT OF SECURITY:

1. NOTHING AT THIS TIME

A motion was made by Commissioner Woods and seconded by Commissioner Di Chiara to pay the monthly bills for Conventional Housing and Section 8. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Woods	

REPORT OF EXECUTIVE DIRECTOR:

Approximate total interest earned to June 2015 total of \$1,150.00=

**CONTRACT REPORT:**

CONTRACT FOR:		CONTRACT AWARDED TO:
1.	INDEPENDENT PUBLIC AUDIT (IPA) FYE 09/30/15 PROFESSIONAL SERVICES CONTRACT	FRANCIS McCONNELL, CPA 6225 RISING SUN AVENUE PHILADELPHIA, PA 19111 ONE-YEAR \$8,400.00
2.	CCTV DESIGN REPLACEMENT FOR ALL COMPLEXES PROFESSIONAL SERVICES CONTRACT	R&R DESIGN CONSULTANTS, LLC 108 ROOSEVELT AVENUE HASBROUCK HEIGHTS, NJ 07604 \$1,500.00
CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

I HEREBY CERTIFY ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.

Correspondence mailed 06/22/15 to Eva Grecco (DVP #15D)

A motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to go into Closed Session. Upon call of the roll, the Commissioner Vote was as follows

MINUTES REGULAR MEETING, JUNE 25, 2015 – PAGE 4:

AYES	NAYS
Commissioner Cody	
Commissioned Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioners Caruso	
Commissioner Marra	

Personnel– PH & Section 8 BUDGETS -- FY 10/01/15 to 9/30/16

A motion was made by Commissioner Cody and seconded by Commissioner Woods to return to the Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lunch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

A Motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to Adjourn July & August Meetings and authorize Executive Director to pay all related bills and report paid bills at September 2015 Regular Meeting and Executive Director is authorized to schedule any meeting as deemed necessary during July/August 2015. Upon call of the roll, the Commissioners vote was as follows:

ayes	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

REPORT OF DEPUTY EXECUTIVE DIRECTOR/ADMINISTRATOR SECTION 8/HOUSING  
MANAGER

To date there are 443 HCV Section Participants presently on the Program.

Deputy Executive Director – After speaking to other Housing Authorities in reference to Direct Deposit for the Landlord Checks it seems that it takes years to establish this. So I have gone out for REQUEST FOR PROPALS for the Company to prepare landlord checks, mail out and prepare the 1099 at end of year,

RESOLUTION NO. 14-21

MEMORIALIZING APPOINTMENT OF DANIEL J. CODY AS CHAIRMAN EFFECTIVE July 1, 2015

SEE COPY ATTACHED

The foregoing Resolution was proposed by Commissioner Lynch and seconded by Commissioner Caruso. Upon call of the roll, the Commissioner vote was as follows

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

RESOLUTION No, 14-22

MEMORIALIZING APPOINTMENT OF ALBERT DI CHIARA AS VICE-CHAIRMAN EFFECTIVE JULY 1, 2015

SEE COPY ATTACHED

The foregoing Resolution was proposed by Commissioner Woods and seconded by Commissioner Caruso. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE

Commissioner Woods -  
Commissioner Caruso  
Commissioner Marra

RESOLUTION NO. 14-23

PHA CERTIFICATION OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS  
(FORM HUD -50077)

SEE COPY ATTACHED

The foregoing Resolution was proposed by Commissioner Di Chiara and seconded by Commissioner Lynch. Upon call of the roll the Commissioners vote was as follows:

AYES	NAHS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

RESOLUTION NO. 14-24

CIVIL RIGHTS CERTIFICATION FOR PHA PLAN (FORM HUD 50077-CR)

SEE COPY ATTACHED

The foregoing Resolution was proposed by Commission Cody and seconded by Commissioned Di Chiara Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

RESOLUTION NO. 14-25

SEE COPY ATTACHED

DECLARATION OF EMERGENCY EXPENDITURE – REPAIR OF 2.5” WATER LINE IN CEILING OF BOILER ROOM AT MASSEY/RENNIE SENIOR CITIZEN COMPLEXES

The foregoing Resolution was proposed by Commissioner Cody and seconded by Commissioner Woods. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

RESOLUTION NO. 14-26

AUTHORIZATION OF EXPENDITURES FOR TERMITE TREATMENT AT DE VRIES PARK FAMILY COMPLEX BUILDINGS #7 & #20

SEE COPY ATTACHED

The foregoing Resolution was proposed by Commissioner Cody and seconded by Commissioner Lynch. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

RESOLUTION NO. 14-27

AUTHORIZING LATE 2015 BUDGET SUBMISSION AS REQUIRED BY NJDCA

SEE COPY ATTACHED

The foregoing Resolution was proposed by Commissioner Lynch and seconded by Commissioner Caruso. Upon call of the roll, the Commissioners vote was as Follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

REPORT OF COMMISSIONERS:

OLD BUSINESS;

NEW BUSINESS;

GOOD & WELFARE:

HEARING OF Citizens:

EVA Grecco, 15D De Vries Park –

Last agenda I mentioned charge for water cooler cost of \$82.00 a year, electricity charge for water cooler of \$10.00 a month which is a big difference from \$82.00 a year

Next is the excess utility on Refrigerators that is not an excess utility. I sent letter to Mr. DeSomma asking why a refrigerator is an excess utility and he did not explain why.

Executive Director: If you look at the Excess Utility Chart for refrigerators sent you in reference to that it states De Vries PARK TENANTS with Frost Free Refrigerators are charged for frost free refrigerators, that is the reason,.

Executive Director: Do you want the Frost Free Refrigerator or do you want one that you have to manually defrost yourself?

Eva Grecco: I will take the refrigerator that I have to manually defrost. Also I received a letter on the Annual INSPECTION about not reporting damages. Frank Licata and Frank Ciliberto came to inspect, Frank Licata went one way and Frank Ciliberto went upstairs, I followed him, he was more interested in looking in the closets to see who was living here. I did make them aware of my sink starting to back up. I had trouble 3 years ago with that. The screen door, they adjusted the door and the glass comes out, I took it out as I was afraid it would fall on my grandchildren, I also made them aware of a crack in the wall which keeps going up. I was told even though they repaired it, it will



continue to crack

I did want to congratulate Jeff Luna on the job he is doing cutting the grass, he puts a shield on the mower which prevents grass and dirt from blowing into our apartments That'sall.Thank you.

UNFINISHED BUSINESS:

A motion was made by Commissioner Cody and seconded by Commissioner Lynch At 6:58 P.M. to adjourn the Meeting. Upon call of the roll, the Commissioners vote was as follows:

AUES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

The Chairman thereupon declared the meeting closed.

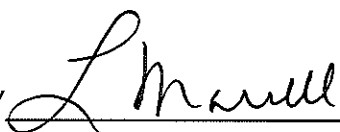


THOMAS DeSOMMA  
Executive Director

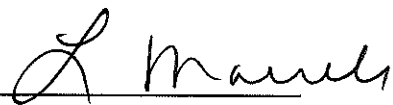


ROBERT MARRA  
Chairman

TRANSCRIBED BY



TYPED BY



**MONTHLY BILLS AGENDA -- JUNE 2015**

**PUBLIC HOUSING & SECTION 8**

CHECK	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
<b>DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD</b>					
<b>5/24/15 - 6/6/15 thru 6/7/15 - 6/20/15</b>					
<b>ARE HEREBY APPROVED</b>					
1	Joan Mastrofilipo	06/01/15	9998	Medicare Part B (Apr, May, June)	\$ 314.70
2	James Sedita	06/01/15	9999	Medicare Part B (Apr, May, June)	\$ 314.70
3	Ida Pless	06/01/15	2643	Medicare Part B (Apr, May, June)	\$ 314.70
4	Lorraine E. Haskoor	06/01/15	2644	Medicare Part B (Apr, May, June)	\$ 314.70
5	Carolyn B. Capabianca	06/01/15	2645	Medicare Part B (Apr, May, June)	\$ 314.70
6	Saverio Saulino	06/01/15	2646	Medicare Part B (Apr, May, June)	\$ 314.70
7	American Messaging	06/01/15	10000	Emergency Pager Service	\$ 37.59
8	Purchase Power	06/01/15	10001	Postage	\$ 641.98
9	Swift Electrical Supply Compan	06/01/15	10002	20 AMP GFCI's	\$ 238.82
10	Dor-Win Mfg.	06/01/15	10003	Windows repaired / Screens made	\$ 846.00
11	Wilmar	06/01/15	10004	Stock	\$ 473.62
12	Cablevision	06/01/15	10005	Cable (DVP & Rennie)	\$ 479.40
13	Lodi Fire Department Ways & M	06/01/15	10006	2015 Fire Dept Donation	\$ 300.00
14	Adi	06/01/15	10007	DVP Smoke Alarms	\$ 202.50
15	Millennium Mechanical, Llc	06/01/15	10008	Check A/C timer in office	\$ 700.60
16	Siegel'S Hardware	06/01/15	10009	Items to clean DVP gutters	\$ 52.13
17	W.B. Mason Co., Inc.	06/01/15	2647	VOIDED 6/19/15	\$ -
18	Hildegard Mahady	05/06/15	10010	Tenant Assoc Exp (replaces # 9957)	\$ 168.82
19	U.S. Overall Cleaners	06/02/15	10011	Maintenance Uniforms	\$ 510.00
20	Business Card	06/02/15	10012	Bookcase for Rennie PI	\$ 426.00
21	Home Depot Credit Service	06/02/15	10013	Floor tile / Stock	\$ 245.42
22	Verizon Wireless	06/02/15	10014	Phones	\$ 427.05
23	Dor-Win Mfg.	06/02/15	10015	Windows Repaired	\$ 732.00
24	Anchor Pest Control	06/02/15	10016	Monthly Service (DVP)	\$ 275.00
25	All American Sewer Service ll, l	06/02/15	10017	Jet 4" Sewer on N. Main	\$ 800.00
26	Jersey Elevator Co., Inc.	06/02/15	10018	Elevator Maintenance	\$ 162.90
27	The Corner Nursery Landscape	06/02/15	10019	Start Lawn Sprinklers (3 projects)	\$ 510.00
28	3G Software Technology, Inc.	06/02/15	2648	HAP Check Processing	\$ 1,727.56
29	Thomas Amorasano (Grace)	06/02/15	1398	Security Deposit Return	\$ 105.83
30	Ace Lock & Key Shop	06/04/15	10020	DVP Locks - New & Re-key	\$ 313.39
31	Ricciardi Brothers-Maplewood	06/04/15	10021	Paint / Stock	\$ 94.72
32	Ams Ties, Inc.	06/04/15	10022	New Emp Background Checks	\$ 30.00
33	Acuity Specialty Products, Inc.	06/04/15	10023	Cleaning Supplies (Maint)	\$ 2,281.79
34	Wilmar	06/04/15	10024	Light Bulbs (DVP)	\$ 232.56
35	The Corner Nursery, Llc	06/04/15	10025	Rose Bushes / Stock	\$ 174.00
36	Noreika Service Station	06/04/15	10026	PH Fuel	\$ 537.00
37	Noreika Service Station	06/04/15	2649	S8 Fuel	\$ 117.00
38	Employee Contrib to PERS	06/02/15	online	Public Housing	\$ 7,448.23
39	S.H.B.P Health Benefits	06/12/15	online	Section 8	\$ 5,429.64
40	S.H.B.P Health Benefits	06/12/15	online	Public Housing	\$ 16,288.96
41	S.H.B.P Health Benefits (Retire	06/12/15	online	Section 8	\$ 3,094.44
42	S.H.B.P Health Benefits (Retire	06/12/15	online	Public Housing	\$ 2,765.31
43	NJ Motor Vehicle Commission	06/16/15	10027	Maint Registration Renewel XA593F	\$ 280.50
44	Wallace Nowosielecki	06/16/15	10028	- PH Acct Retainer (June)	\$ 1,166.66
45	Ricoh Usa, Inc. - Contract	06/16/15	10029	- Copier Contract	\$ 476.43
46	Verizon	06/16/15	10030	Phones	\$ 267.60
47	Interstate Waste Services Of Ne	06/16/15	10031	S/C Scavenger Service	\$ 842.55
48	Garfield Lumber & Millworks, In	06/16/15	10032	Stock	\$ 212.07
49	Verizon	06/18/15	10033	Phones	\$ 30.49
50	Wilmar	06/18/15	10034	Light Bulbs / Stock	\$ 110.92
51	Jewel Electric Supply Co.	06/18/15	10035	Ballasts	\$ 133.92
52	Dor-Win Mfg.	06/18/15	10036	Windows repaired (14)	\$ 1,152.00
53	Sears Commercial One	06/18/15	10037	Stove top (4-D)	\$ 118.13
54	Jay Bee Flooring, Llc	06/18/15	10038	Floors Refinish Apt 7-C & 7-D	\$ 3,449.00



**MONTHLY BILLS AGENDA -- JUNE 2015**

**PUBLIC HOUSING & SECTION 8**

CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT	
<b>DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD</b>					
<b>5/24/15 - 6/6/15 thru 6/7/15 - 6/20/15</b>					
<b>ARE HEREBY APPROVED</b>					
55	Aesfire, Llc	06/18/15	10039	Alarms Repaired (DVP)	\$ 1,940.00
56	Aa Chem-Dry Of North Jersey	06/18/15	10040	Carpet Stretched (17-R)	\$ 160.00
57	Pitney Bowes	06/18/15	10041	Stamp Machine Lease	\$ 301.14
58	Sgts . Maintenance, Llc	06/18/15	10042	Office Cleaning (May)	\$ 880.00
59	John Reid Plimbing & Heating,	06/18/15	10043	Emer Water Main Repair (Massey)	\$ 3,100.00
60	John's Service	06/18/15	10044	Yukon repairs for Insp	\$ 206.49
61	Jdm Associates, Inc.	06/18/15	10045	Tshirts (summer employees)	\$ 156.00
62	Biochem Supply Llc	06/18/15	10046	Disinfectants	\$ 300.00
63	Wallington Plumbing & Heating	06/18/15	10047	Plumbing faucets / Stock	\$ 832.00
64	Millennium Mechanical, LLC	06/18/15	10048	Qrtly Contract	\$ 3,240.00
65	Wallace Nowosielecki	06/18/15	10049	Travel	\$ 220.47
66	Wallace Nowosielecki	06/18/15	2650	S8 Acct Retainer (June)	\$ 1,166.66
67	Aesfire, LLC	06/19/15	10050	Alarms Repaired (DVP)	\$ 1,050.00
68	Rose Voorhees	06/19/15	1399	Security Deposit Refund	\$ 293.03
69	Josephine Genco	06/19/15	1400	Security Deposit Refund	\$ 100.04
70	Complete Saw Service	06/23/15	10051	Edger Blades / 6 Pack Oil	\$ 107.95
71	Presto Print & Copy	06/23/15	10052	Bank Envelopes / Leave Slips	\$ 306.00
72	Russell Reid	06/23/15	10053	Cleaned Sewer Ejectors (Massey)	\$ 308.85
73	Swift Electrical Supply Compan	06/23/15	10054	Wall Plates / Outlet Box Extenders	\$ 82.93
74	Siegel'S Hardware	06/23/15	10055	Ant traps / Spray	\$ 126.85
75	Ricciardi Brothers-Maplewood	06/23/15	10056	Paint / Stock	\$ 261.88
76	Chief Fire Equipment & Service	06/23/15	10057	Fire Ext / Sprinkler Service	\$ 65.00
77	Wilmar	06/23/15	10058	Bulbs / Cages / Stock	\$ 736.61
78	Anchor Pest Control	06/23/15	10059	Monthly Service / 20 Bldg Termites	\$ 2,150.00
79	Strasser & Associates, P.C.	06/23/15	10060	PH Retainer / Extra Lit	\$ 1,766.66
80	Personnel Concepts	06/23/15	10061	Mandatory OSHA Posters	\$ 26.85
81	Delta Dental Plan Of NJ	06/23/15	10062	PH Dental Benefits	\$ 1,291.68
82	Delta Dental Plan Of NJ	06/23/15	2651	Sec 8 Dental Benefits	\$ 773.92
83	John'S Service	06/23/15	2652	Brakes - RJP56G	\$ 318.00
84	Poland Springs Direct	06/23/15	2653	Office Coffee / Water	\$ 186.72
85	Strasser & Associates, P.C.	06/23/15	2654	Sec 8 Legal Retainer	\$ 1,166.66
86	PSE&G	06/23/15	10063	Utilities (All Projects)	\$ 20,907.35

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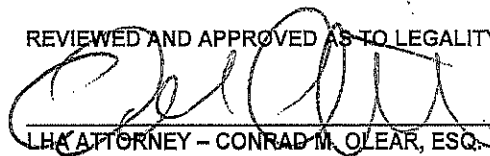
RESOLUTION NO. 14-21

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. Cody	/			
Commissioner A. Di Chiara	/			
Commissioner P. Lynch	/			
<del>Commissioner A. Riley</del>				
Commissioner G. Woods	/			
Commissioner V. Caruso	/			
Commissioner R. Marra	/			

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:



\_\_\_\_\_  
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

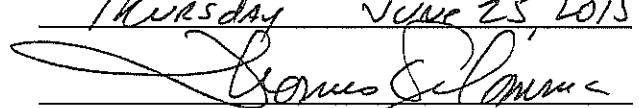
**MEMORIALIZING APPOINTMENT OF DANIEL J. CODY AS CHAIRMAN EFFECTIVE JULY 1, 2015**

**WHEREAS**, the Lodi Housing Authority (LHA) Board of Commissioners, on May 21, 2015, at its Reorganization Meeting, voted unanimously to elect Daniel J. Cody as Chairman.

**NOW, THEREFORE, BE IT RESOLVED**, effective July 1, 2015, Daniel J. Cody is hereby recognized as Chairman of Lodi Housing Authority’s Board of Commissioners.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

*Thursday June 25, 2015*



\_\_\_\_\_  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

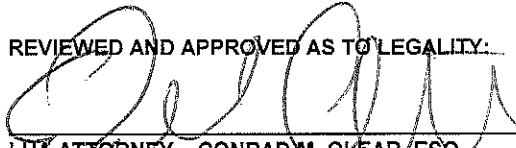
RESOLUTION NO. 14-22

Governing Body Recorded Vote - Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. Cody	✓			
Commissioner A. Di Chiara	✓			
Commissioner P. Lynch	✓			
<del>Commissioner A. Riley</del>				
mCommissioner G. Woods	✓			
S Commissioner V. Caruso	✓			
Commissioner R. Marra	✓			

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:




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LHA ATTORNEY - CONRAD M. OLEAR, ESQ.

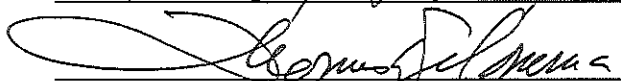
MEMORIALIZING APPOINTMENT OF ALBERT DI CHIARA AS VICE CHAIRMAN EFFECTIVE JULY 1, 2015

WHEREAS, the Lodi Housing Authority (LHA) Board of Commissioners, on May 21, 2015, at its Reorganization Meeting, voted unanimously to elect Albert Di Chiara as Vice Chairman.

NOW, THEREFORE, BE IT RESOLVED, effective July 1, 2015, Albert Di Chiara is hereby recognized as Vice Chairman of Lodi Housing Authority's Board of Commissioners.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday June 25 2015




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EXECUTIVE DIRECTOR/SECRETARY-TREASURER

**RESOLUTION #14-23**

Governing Body Recorded Vote – Members:

- Commissioner D. Cody
- m Commissioner A. Di Chiara
- z Commissioner P. Lynch
- ~~Commissioner A. Riley~~
- Commissioner G. Woods
- Commissioner V. Caruso
- Commissioner R. Marra

Aye      Nay      Abstain      Absent

✓  
✓  
✓  
✓  
✓  
✓

Approved \_\_\_\_\_ Denied \_\_\_\_\_

REVIEWED AND APPROVED AS TO LEGALITY:

*[Signature]*  
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

<b>PHA Certifications of Compliance with PHA Plans and Related Regulations</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ Annual PHA Plan for the PHA fiscal year beginning 10/1/15, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For 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 2006-24);
  - 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 list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA 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.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.


LODI HOUSING AUTHORITY  
PHA Name

NJ011  
PHA Number/HA Code

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

\_\_\_\_ Annual PHA Plan for Fiscal Years 2015 - 2016

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

Name of Authorized Official	Title
<u>THOMAS DE SOMMA</u>	<u>EXECUTIVE DIRECTOR</u>
Signature	Date
	<u>6/25/15</u>

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

\_\_\_\_\_  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER





	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> <li>• Five-Year Plan has been revised since the last Annual Plan submission;</li> <li>• Lodi Housing Authority will amend its flat rent policies to comply with the statutory changes contained within Public Law 113-76, the fiscal year 2014 Appropriation Act and will adopt the exact wording of Appendix A from the PIH Notice 2014-12 (HA);</li> <li>• Amend LHA's Administrative Plan and Admissions and Continued Occupancy Policy (ACOP) to purge PH/S-8 HCV waiting list every two (2) years;</li> <li>• LHA will amend ACOP to revise painting cycle from 3-5 years to 5-7 years for existing tenants &amp; move-out/move-in units will be dealt with on an as-needed basis;</li> <li>• LHA will amend ACOP Transfer Policy to authorize the Executive Director the ability to transfer tenants from Conventional Program to HCV Program and vice-versa, on a case-by-case basis;</li> <li>• Amend LHA's ACOP &amp; Administrative Plan to reflect revisions to 24 CFR Part 5.105(a)(2) to promote equal access to housing in HUD Programs regardless of sexual orientation or gender identity.</li> <li>• Amend LHA's ACOP &amp; Administrative Plan to reflect the Violence Against Women Reauthorization Act (VAWA) of 2013. The Reauthorization Act VAWA of 2013 covers three (3) forms of violence: domestic, dating, and stalking. The protection covered under the law covers women as well as men and people in same-sex relationships.</li> <li>• LHA has opted to implement a Non-Smoking Policy; therefore, LHA will amend the ACOP and add provisions to the Lease Agreement providing rules and procedures pertaining to the Non-Smoking Policy. LHA has held informal meetings with residents and Commissioners to discuss the pros and cons of non-smoking public housing. The comment period is over and once the Non-Smoking Policy has been approved by the Board of Commissioners, the Lease Agreement, as well as the ACOP, will be amended to reflect the changes. In accordance with 24 CFR 903.7(e), the PHA Plan will include a Statement of Operation and Management and the rules and standards applicable to the development/developments where the LHA will implement the Non-Smoking Policy with Amendments to be effective September 2014.</li> <li>• LHA proposes to amend the Lease Agreement, including Resident Responsibility and Housing Authority Responsibility, ACOP and Administrative Plan to incorporate provisions pertaining to the issue of pest prevention and control. An Integrated Pest Management Plan (IPM) will be developed and posted on LHA's Public Bulletin Board upon approval by the Board of Commissioners, to be effective September 2014.</li> <li>• Amend LHA's Procurement Policy to include revisions published by the Office of Federal Contract Compliance (OFCC) to the current regulation implementing the non-discrimination and affirmative action regulations of Section 503 of the Rehabilitation Act of 1973, as amended, prohibits discrimination by-covered federal contractors and subcontractors against individuals on the basis of disability and requires affirmative action on behalf of qualified individuals with disabilities. All HUD contractors whose contract exceeds \$10,000.00 must comply with Executive Order 11246, as amended, prohibits employment discrimination on the basis of race, religion, color, natural origin, and sex. The Vietnam Era Veterans' Readjustment Assistance Act of 1974 (VEVRAA), as amended, prohibits employment discrimination against certain protected veterans. Section 503 of the Rehabilitation Act of 1973, as amended, prohibits employment discrimination against individuals with disabilities.</li> </ul> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copy of our PHA Plan with a complete list of PHA Plan elements are available at the LHA Administrative Office located at 50 Brookside Avenue, 2<sup>nd</sup> Floor, Lodi, NJ 07644 – Monday-Friday 8:30 AM to 4:00 PM</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>NOT APPLICABLE</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>See HUD form 50075.2, approved by HUD on September 3, 2014</p>

8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Sec.519 of the QHWRA of 1998 provides High Performer PHA with less than 250 units full flexibility between capital and operating funds.</p> <p>The Authority was involved over the past several years in a multi-million dollar dispute arising out of the Authority retaining Ralph D'Aries &amp; Sons, Inc. as a general contractor to perform certain renovation work on the Authority's Complexes that were damaged as a result of Hurricane Floyd.</p> <p>As a result of a breach of contract by D'Aries and Highlands Insurance Company's default on the payment and performance bond that it posted for the contracted work, the Authority commenced legal proceedings. After years of ongoing litigation, Judge Weiss rendered his decision in favor of LHA on the issue of liability. D'Aries &amp; Sons, as well as Highlands, have both agreed to forego any rights to appeal and agreed to abandon their claim of \$4,101,778.62.</p> <p>Capital Fund – GPNA New HUD Requirements – HUD has consolidated 24 CFR 905 with old CIAP/CGP and Capital Fund Requirements. HUD requires all PHA's to conduct a Physical Needs Assessment (PNA) as part of the Capital Fund Requirements and HUD has moved the existing Energy Audit Requirements from 24 CFR 965 to the Capital Fund Rule at 24 CFR 905.</p> <p>The first Green Physical Needs Assessment (GPNA) will be due no later than <u>120 days from the effective date of the final rule</u>. After the first implementation of the GPNA, they will be due <u>120 days prior to the end of the PHA fiscal year</u>.</p> <p>GPNA will include 20-year assessment integration with energy audit.</p> <p>After the first GPNA is completed, the PHA must submit an <u>annual</u> update to HUD until the next scheduled GPNA is due.</p> <p style="text-align: center;"><b>CFP TABLES, IF ANY, ARE UPLOADED WITH PHA PLAN AS AN ATTACHMENT</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p style="text-align: center;"><b>FIVE-YEAR ACTION PLAN ON FILE FOR REVIEW</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p style="text-align: center;"><b>NOT APPLICABLE</b></p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Based on information provided by the Consolidated Plan, information provided by HUD, our waiting lists, and the SOCDS Census Data Output for the Borough of Lodi. We have made reasonable effort in identifying the housing needs of the low income, very low income, and extremely low income families who reside in the jurisdiction which we serve including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the Public Housing and Section 8 Tenant-Based Assistance waiting lists. We have identified the following:</p> <ul style="list-style-type: none"> <li>• Ensure equal access to assisted housing and provide a suitable living environment;</li> <li>• Acquire property to build units/new development;</li> <li>• Apply for additional Section 8 HCVs;</li> <li>• Development of units and/or conversion of units for persons with special needs, particularly physically disabled, developmentally/mentally challenged;</li> <li>• Research various avenues in which to refer families seeking assistance whom we cannot immediately serve;</li> <li>• Continue providing ongoing assistance to our existing Section 8 HCV families and Public Housing residents;</li> <li>• Research opportunities for homeownership through Section 8 Homeownership Program;</li> <li>• Research Low Income Tax Housing Credit Grant (LIHTC) Program;</li> <li>• Apply Neighborhood Stabilization Program Grants;</li> <li>• Leverage private or other public funds to create additional housing opportunities; and</li> <li>• Ensure equal opportunity and affirmatively further fair housing objectives.</li> </ul>

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>LHAs strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year are as follows:</b></p> <ul style="list-style-type: none"> <li>• Additional affordable and/or subsidized units;</li> <li>• Use current infrastructure of services and facilities to direct location of new residential developments;</li> <li>• Provide educational resources and programs regarding affordable housing;</li> <li>• Development of additional senior citizen units;</li> <li>• Address the needs of elderly and disabled;</li> <li>• Support implementation of the Violence Against Women (VAWA) and Justice Department Reauthorization Act of 2005;</li> <li>• Assist in improving community quality of life and economic vitality;</li> <li>• Applied for funding under the ARRA 2009, CFRC Grant-Category 1 – addressing the needs of elderly and individuals with disabilities – not funded in 2010;</li> <li>• Applied for funding under the ARRA 2009, CFRC Grant-Category 4 – creation of energy efficient, green communities – install solar paneling for heating and electric – not funded in 2010;</li> <li>• Expand Section 8 HCV Program;</li> <li>• Continue to seek opportunities to leverage private or other public funds to create additional housing opportunities;</li> <li>• Maximize the number of affordable units available with LHAs current resources;</li> <li>• Continue providing ongoing assistance to our existing Section 8 HCV Program; and</li> <li>• Continue providing ongoing assistance to residents in our Public Housing Program.</li> <li>• Support implementation of the Violence Against Women Reauthorization Act of 2013, which covers three (3) forms of violence: domestic, dating, and stalking.</li> </ul>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The most effective indicator in measuring our progress in carrying out our state mission and goals is to look at the results of our Public Housing Assessment Systems (PHAS) Score of 96% and our Section 8 Management Assessment Program (SEMAP) Score of 100% Certification of High Performer by the HUD Newark Office.</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>In accordance with 24CFR 903.21, the PHA may amend or modify its Annual or Five-Year Plan after submission to HUD. The PHA may modify, amend, or change any policies, rules, regulations, or other aspects of its Plan. Notice PIH 99-51 provided a working definition and local discretion to PHAs in defining the terms "significant amendment" and "substantial deviation/modification."</p> <p>LHA's definition of "significant amendment" and "substantial deviation/modification" would be:</p> <ul style="list-style-type: none"> <li>• Changes to rent or admissions policies or organization of the waiting list;</li> <li>• Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan);</li> <li>• Change in the use of replacement reserve funds (if applicable) under the Capital Fund; and</li> <li>• Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ul>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note: Faxed copies of these documents will not be accepted by the Field Office.</b></p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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. 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 Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit 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

**MASSEY STREET~RENNIE PLACE**



**SENIOR TENANT ASSOCIATION  
RENNIE PLACE COMMUNITY ROOM**

**RESIDENT BOARD RE-ACTIVATED IN MAY 2015**

**8.1 CAPITAL FUND TABLES START HERE**

**\*NO CFP TABLES AT PRESENT TIME**

**9.0 HOUSING NEEDS – SOCDS CENSUS DATA – OUTPUT FOR BOROUGH OF LODI, NJ**

**NOTE: THESE TABLES HAVE NOT BEEN UPDATED ON THE SOCDS CENSUS WEBSITE.**

Racial and Ethnic Characterizations in the 1970 Census do not match those in the 1980, 1990, and 2000 Censuses. Therefore, Race/Ethnicity data are only reported for 1980,1990, and 2000. For 2000 data, "White, Non-Hispanic" and "Black, Non-Hispanic" include only persons identifying themselves as "White alone" and "Black or African American alone" respectively. "Other Races, Non-Hispanic" includes those identifying themselves as "American Indian and Alaska Native alone", "Asian alone", "Native Hawaiian and Other Pacific Islander alone", "some other race alone", or of more than one race. There are no central cities in the Bergen-Passaic, NJ PMSA.

**Population by Race/Ethnicity**

		<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>White, Non-Hispanic</b>	<b>1980</b>	1,081,998	22,065
	<b>1990</b>	970,077	18,644
	<b>2000</b>	890,640	16,277
<b>Black, Non-Hispanic</b>	<b>1980</b>	89,484	348
	<b>1990</b>	95,314	630
	<b>2000</b>	104,677	769
<b>Other Races, Non-Hispanic</b>	<b>1980</b>	30,851	461
	<b>1990</b>	67,955	1,122
	<b>2000</b>	139,981	2,616
<b>Total Hispanic (All Races)</b>	<b>1980</b>	90,637	1,082
	<b>1990</b>	145,094	1,959
	<b>2000</b>	237,869	4,309

**Race/Ethnicity Groups as Percent of Total Population**

	<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
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<b>White, Non-Hispanic</b>	<b>1980</b>	83.7	92.1
	<b>1990</b>	75.9	83.4
	<b>2000</b>	64.9	67.9
<b>Black, Non-Hispanic</b>	<b>1980</b>	6.9	1.5
	<b>1990</b>	7.5	2.8
	<b>2000</b>	7.6	3.2
<b>Other Races, Non-Hispanic</b>	<b>1980</b>	2.4	1.9
	<b>1990</b>	5.3	5.0
	<b>2000</b>	10.2	10.9
<b>Total Hispanic (All Races)</b>	<b>1980</b>	7.0	4.5
	<b>1990</b>	11.3	8.8
	<b>2000</b>	17.3	18.0

#### Foreign Born Population

		<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>Total Foreign Born</b>	<b>1970</b>	149,864	2,898
	<b>1980</b>	180,216	3,700
	<b>1990</b>	236,938	4,457
	<b>2000</b>	352,592	7,131
<b>Foreign Born as Percent of Total Population</b>	<b>1970</b>	11.0	11.5
	<b>1980</b>	13.9	15.4
	<b>1990</b>	18.5	19.9
	<b>2000</b>	25.7	29.7

Due to a lack of sufficiently detailed income distribution data to accurately estimate medians and percentile breaks, 2005 income percentiles and suburban median incomes are not provided.

Poverty Rate (Percent)

	Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
1969	5.8	6.3
1979	7.1	7.4
1989	6.1	6.1
1993 Estimated*	8.4	9.0
1995 Estimated*	7.4	7.3
1997 Estimated*	7.9	8.5
1998 Estimated*	7.8	8.5
1999	7.6	8.0
2003 Estimated*	8.4	10.0

\*Estimated poverty rates for 1993, 1995, 1997, 1998, and 2003 are derived from the Census Bureau's Small Area Income and Poverty Estimates.

Median Family Income in 2005 Dollars

	Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
1969	\$66,508	\$57,244
1979	\$68,008	\$56,919
1989	\$82,724	\$64,197
1999	\$82,647	\$60,910

Percent of Families in National Income Brackets

		Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
Low Income (National Lowest 20%)	1969	9.6	9.8
	1979	12.4	13.8
	1989	9.6	11.8
	1999	12.0	14.0
Middle Income (National Middle 60%)	1969	54.8	70.0
	1979	54.8	66.3
	1989	49.4	63.2
	1999	50.9	63.9
High Income (National Top 20%)	1969	35.7	20.2
	1979	32.9	19.9



	<b>1989</b>	41.0	24.9
	<b>1999</b>	37.1	22.1

Median Household Income in 2005 Dollars

	<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>1969</b>	\$58,744	\$52,534
<b>1979</b>	\$57,447	\$48,629
<b>1989</b>	\$70,938	\$52,465
<b>1999</b>	\$69,639	\$50,901

Percent of Households in National Income Brackets

		<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>Low Income (National Lowest 20%)</b>	<b>1969</b>	10.3	11.8
	<b>1979</b>	14.0	15.9
	<b>1989</b>	11.7	15.0
	<b>1999</b>	13.1	17.1
<b>Middle Income (National Middle 60%)</b>	<b>1969</b>	53.2	64.9
	<b>1979</b>	54.5	63.6
	<b>1989</b>	49.2	60.6
	<b>1999</b>	51.2	62.3
<b>High Income (National Top 20%)</b>	<b>1969</b>	36.6	23.4
	<b>1979</b>	31.4	20.5
	<b>1989</b>	39.1	24.4
	<b>1999</b>	35.7	20.5

Families with Children by Type of Family

		<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>Married Couple</b>	<b>1970</b>	174,627	3,351
	<b>1980</b>	137,066	2,311
	<b>1990</b>	119,449	1,867

	<b>2000</b>	130,987	2,012
<b>Single Parent</b>	<b>1970</b>	18,256	414
	<b>1980</b>	31,181	696
	<b>1990</b>	25,120	486
	<b>2000</b>	33,526	745

Percent of Families with Children by Family Type

		<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>Married Couple</b>	<b>1970</b>	90.5	89.0
	<b>1980</b>	81.5	76.9
	<b>1990</b>	82.6	79.3
	<b>2000</b>	79.6	73.0
<b>Single Parent</b>			

Total Population

	<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>1970</b>	1,358,794	25,200
<b>1980</b>	1,292,970	23,956
<b>1990</b>	1,278,440	22,355
<b>2000</b>	1,373,167	23,971
<b>2003</b>	1,396,969	24,181

Change in Total Population (Percent)

	<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>1970 to 1980</b>	-4.8	-4.9
<b>1980 to 1990</b>	-1.1	-6.7
<b>1990 to 2000</b>	7.4	7.2
<b>2000 to 2003</b>	1.7	0.9
<b>1970 to 2003</b>		

Housing Units by Occupancy Status

	<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>

<b>Total Units Excluding Seasonal and Migrant Housing**</b>	<b>1970</b>	434,621	8,443
	<b>1980</b>	464,753	9,512
	<b>1990</b>	485,815	9,461
	<b>2000</b>	507,742	9,888
<b>Occupied Units</b>	<b>1970</b>	426,839	8,319
	<b>1980</b>	453,873	9,323
	<b>1990</b>	464,149	8,968
	<b>2000</b>	494,673	9,528
<b>Owner Occupied</b>	<b>1970</b>	267,448	4,056
	<b>1980</b>	278,006	4,044
	<b>1990</b>	296,445	3,907
	<b>2000</b>	313,442	4,014
<b>Renter Occupied</b>	<b>1970</b>	159,391	4,263
	<b>1980</b>	175,867	5,279
	<b>1990</b>	167,704	5,061
	<b>2000</b>	181,231	5,514
<b>Vacant Units</b>	<b>1970</b>	7,782	124
	<b>1980</b>	10,880	189
	<b>1990</b>	21,666	493
	<b>2000</b>	13,069	360

Homeownership, Rental, and Vacancy Rates

	<b>Bergen - Passaic, NJ PMSA</b>		<b>Suburban place of: Lodi borough, NJ</b>
<b>Owner Occupied as percent of All Occupied Units</b>	<b>1970</b>	62.7	48.8
	<b>1980</b>	61.3	43.4
	<b>1990</b>	63.9	43.6
	<b>2000</b>	63.4	42.1
<b>Renter Occupied as percent of All Occupied Units</b>	<b>1970</b>	37.3	51.2
	<b>1980</b>	38.7	56.6
	<b>1990</b>	36.1	56.4
	<b>2000</b>	36.6	57.9

<b>Vacant Units as Percent of All Units</b>	<b>1970</b>	1.8	1.5
	<b>1980</b>	2.3	2.0
	<b>1990</b>	4.5	5.2
	<b>2000</b>	2.6	3.6

Name of Jurisdiction: Lodi borough, New		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
1. Household Income <= 50% MFI	595	613	139	550	1,897	699	144	31	95	969	2,866
2. Household Income <=30% MFI	390	303	64	250	1,007	325	39	4	60	428	1,435
3. % with any housing problems	67.9	86.8	100.0	78.0	78.2	100.0	89.7	100.0	100.0	99.1	84.4
4. % Cost Burden >30%	67.9	85.5	100.0	74.0	76.8	100.0	89.7	100.0	100.0	99.1	83.4
5. % Cost Burden >50%	56.4	69.0	78.1	66.0	64.0	92.3	89.7	100.0	100.0	93.2	72.7
6. Household Income >30 to <=50% MFI	205	310	75	300	890	374	105	27	35	541	1,431
7. % with any housing problems	82.9	90.3	100.0	86.7	88.2	79.9	71.4	100.0	71.4	78.7	84.6
8. % Cost Burden >30%	82.9	85.5	53.3	86.7	82.6	79.9	71.4	100.0	71.4	78.7	81.1
9. % Cost Burden >50%	31.7	25.8	13.3	40.0	30.9	21.1	33.3	70.4	42.9	27.4	29.6
10. Household Income >50 to <=80% MFI	185	470	125	385	1,165	295	170	115	79	659	1,824
11. % with any housing problems	37.8	26.6	64.0	29.9	33.5	40.7	67.6	100.0	49.4	59.0	42.7

DP-1 Profile of General Population and Housing Characteristics: 2010  
2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.

Geography: ZCTA5 07644

Subject	Number	Percent
<b>SEX AND AGE</b>		
Total population	24,136	100.0
Under 5 years	1,468	6.1
5 to 9 years	1,369	5.7
10 to 14 years	1,411	5.8
15 to 19 years	1,397	5.8
20 to 24 years	1,580	6.5
25 to 29 years	1,970	8.2
30 to 34 years	1,981	8.2
35 to 39 years	1,650	6.8
40 to 44 years	1,797	7.4
45 to 49 years	1,774	7.4
50 to 54 years	1,756	7.3
55 to 59 years	1,488	6.2
60 to 64 years	1,333	5.5
65 to 69 years	853	3.5
70 to 74 years	661	2.7
75 to 79 years	549	2.3
80 to 84 years	525	2.2
85 years and over	574	2.4
Median age (years)	37.7	(X)
16 years and over	19,586	81.1
18 years and over	18,989	78.7
21 years and over	18,197	75.4
62 years and over	3,921	16.2
65 years and over	3,162	13.1
Male population	11,454	47.5
Under 5 years	763	3.2
5 to 9 years	701	2.9
10 to 14 years	725	3.0
15 to 19 years	698	2.9
20 to 24 years	777	3.2
25 to 29 years	934	3.9
30 to 34 years	906	3.8
35 to 39 years	843	3.5
40 to 44 years	894	3.7
45 to 49 years	903	3.7
50 to 54 years	785	3.3
55 to 59 years	697	2.9
60 to 64 years	627	2.6
65 to 69 years	371	1.5
70 to 74 years	270	1.1
75 to 79 years	217	0.9
80 to 84 years	184	0.8
85 years and over	159	0.7
Median age (years)	36.2	(X)
16 years and over	9,112	37.8
18 years and over	8,616	36.5
21 years and over	8,420	34.9
62 years and over	1,554	6.4
65 years and over	1,201	5.0

Subject	Number	Percent
Female population	12,682	52.5
Under 5 years	705	2.9
5 to 9 years	668	2.8
10 to 14 years	686	2.8
15 to 19 years	699	2.9
20 to 24 years	803	3.3
25 to 29 years	1,036	4.3
30 to 34 years	1,075	4.5
35 to 39 years	807	3.3
40 to 44 years	903	3.7
45 to 49 years	871	3.6
50 to 54 years	971	4.0
55 to 59 years	791	3.3
60 to 64 years	706	2.9
65 to 69 years	482	2.0
70 to 74 years	391	1.6
75 to 79 years	332	1.4
80 to 84 years	341	1.4
85 years and over	415	1.7
Median age (years)	38.3	(X)
16 years and over	10,474	43.4
18 years and over	10,173	42.1
21 years and over	9,777	40.5
62 years and over	2,397	9.8
65 years and over	1,961	8.1
<b>RACE</b>		
Total population	24,136	100.0
One Race	23,234	96.3
White	16,459	68.2
Black or African American	1,816	7.5
American Indian and Alaska Native	101	0.4
Asian	2,069	8.6
Asian Indian	1,068	4.4
Chinese	118	0.5
Filipino	583	2.4
Japanese	30	0.1
Korean	84	0.3
Vietnamese	8	0.0
Other Asian [1]	178	0.7
Native Hawaiian and Other Pacific Islander	15	0.1
Native Hawaiian	10	0.0
Guamanian or Chamorro	3	0.0
Samoan	0	0.0
Other Pacific Islander [2]	2	0.0
Some Other Race	2,774	11.5
Two or More Races	902	3.7
White; American Indian and Alaska Native [3]	46	0.2
White; Asian [3]	173	0.7
White; Black or African American [3]	169	0.7
White; Some Other Race [3]	279	1.2
Race alone or in combination with one or more other races: [4]		
White	17,179	71.2
Black or African American	2,082	8.6
American Indian and Alaska Native	200	0.8
Asian	2,363	9.8
Native Hawaiian and Other Pacific Islander	53	0.2
Some Other Race	3,214	13.3
<b>HISPANIC OR LATINO</b>		
Total population	24,136	100.0

Subject	Number	Percent
Hispanic or Latino (of any race)	7,360	30.5
Mexican	444	1.8
Puerto Rican	1,442	6.0
Cuban	256	1.1
Other Hispanic or Latino [5]	5,218	21.6
Not Hispanic or Latino	16,776	69.5
<b>HISPANIC OR LATINO AND RACE</b>		
Total population	24,136	100.0
Hispanic or Latino	7,360	30.5
White alone	3,867	16.0
Black or African American alone	227	0.9
American Indian and Alaska Native alone	70	0.3
Asian alone	33	0.1
Native Hawaiian and Other Pacific Islander alone	5	0.0
Some Other Race alone	2,675	11.1
Two or More Races	483	2.0
Not Hispanic or Latino	16,776	69.5
White alone	12,592	52.2
Black or African American alone	1,589	6.6
American Indian and Alaska Native alone	31	0.1
Asian alone	2,036	8.4
Native Hawaiian and Other Pacific Islander alone	10	0.0
Some Other Race alone	99	0.4
Two or More Races	419	1.7
<b>RELATIONSHIP</b>		
Total population	24,136	100.0
In households	24,031	99.6
Householder	9,471	39.2
Spouse [6]	4,019	16.7
Child	7,258	30.1
Own child under 18 years	4,655	19.3
Other relatives	2,043	8.5
Under 18 years	427	1.8
65 years and over	474	2.0
Nonrelatives	1,240	5.1
Under 18 years	63	0.3
65 years and over	49	0.2
Unmarried partner	628	2.6
In group quarters	105	0.4
Institutionalized population	48	0.2
Male	0	0.0
Female	48	0.2
Noninstitutionalized population	57	0.2
Male	3	0.0
Female	54	0.2
<b>HOUSEHOLDS BY TYPE</b>		
Total households	9,471	100.0
Family households (families) [7]	6,112	64.5
With own children under 18 years	2,761	29.2
Husband-wife family	4,019	42.4
With own children under 18 years	1,773	18.7
Male householder, no wife present	547	5.8
With own children under 18 years	205	2.2
Female householder, no husband present	1,546	16.3
With own children under 18 years	783	8.3
Nonfamily households [7]	3,359	35.5
Householder living alone	2,846	30.0
Male	1,252	13.2
65 years and over	238	2.5
Female	1,594	16.8

Subject	Number	Percent
65 years and over	709	7.5
Households with individuals under 18 years	3,027	32.0
Households with individuals 65 years and over	2,412	25.5
Average household size	2.54	(X)
Average family size [7]	3.18	(X)
<b>HOUSING OCCUPANCY</b>		
Total housing units	10,127	100.0
Occupied housing units	9,471	93.5
Vacant housing units	656	6.5
For rent	358	3.5
Rented, not occupied	20	0.2
For sale only	55	0.5
Sold, not occupied	11	0.1
For seasonal, recreational, or occasional use	21	0.2
All other vacants	191	1.9
Homeowner vacancy rate (percent) [8]	1.4	(X)
Rental vacancy rate (percent) [9]	5.9	(X)
<b>HOUSING TENURE</b>		
Occupied housing units	9,471	100.0
Owner-occupied housing units	3,814	40.3
Population in owner-occupied housing units	10,752	(X)
Average household size of owner-occupied units	2.82	(X)
Renter-occupied housing units	5,657	59.7
Population in renter-occupied housing units	13,279	(X)
Average household size of renter-occupied units	2.35	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.



**RESOLUTION #14-24**

Governing Body Recorded Vote – Members:

- Commissioner D. Cody
- Commissioner A. Di Chiara
- Commissioner P. Lynch
- ~~Commissioner A. Riley~~
- Commissioner G. Woods
- Commissioner V. Caruso
- Commissioner R. Marra

Aye      Nay      Abstain      Absent

✓  
✓  
✓  
✓  
✓

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

  
LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

<b>Civil Rights Certification</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**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 Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) 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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.


LODI HOUSING AUTHORITY

NJ011

PHA Name \_\_\_\_\_

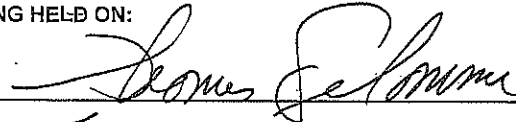
PHA Number/HA Code \_\_\_\_\_

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

Name of Authorized Official <p style="text-align: center;">ROBERT MARRA</p>	Title <p style="text-align: center;">CHAIRMAN, LHA BOARD OF COMMISSIONERS</p>
Signature 	Date <p style="text-align: center;">6/25/15</p>

form HUD-50077-CR (1/2009)  
OMB Approval No. 2577-0226

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

  
\_\_\_\_\_  
Thomas J. Long June 15 2015  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 14-25

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nav</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. Cody	✓			
Commissioner A. Di Chiara	✓			
Commissioner P. Lynch	✓			
<del>Commissioner A. Riley</del>				
Commissioner G. Woods	✓			
Commissioner V. Caruso	✓			
Commissioner R. Marra	✓			

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. O'LEAR, ESQ.

**DECLARATION OF EMERGENCY EXPENDITURE  
EMERGENCY REPAIR OF 2.5" WATER LINE IN CEILING OF BOILER  
ROOM AT MASSEY/RENNIE S/C COMPLEX**

**WHEREAS**, on May 26, 2015, a 2.5" water line break/leak in ceiling at the Massey Street/Rennie Place boiler room required Lodi Housing Authority (LHA) to retain an outside contractor to remove and repair said piping; and

**WHEREAS**, LHA, in order to remove, repair and replace the 2.5" water line to boiler piping (referenced above), retained the services of John Reid Plumbing & Heating, LLC, 151 Jay Avenue, Lyndhurst, New Jersey to make such emergency repairs (refer to attached memo/photos of work performed); and

**WHEREAS**, as Executive Director (refer to Deputy Executive Director's attached Emergency Certification), I hereby certified that the 2.5" boiler water line piping referenced above created a threat to LHA's tenants' health, safety and welfare, and further declared an Emergency existed; and

**NOW, THEREFORE BE IT RESOLVED**, that said Emergency affected all the Authority's tenants' health, safety and welfare, as defined in NJSA 40A:11.6, and required immediate remediation.

**BE IT FURTHER RESOLVED**, all such related expenditures be classified as "Emergency Expenditures," and such related bills & payments are hereby authorized to be paid from any and all available funds either under the Authority and Public Housing Authority's Operating Program and/or Operating Reserves.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

*Thursday June 15 2015*

*[Signature]*

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

JUNE 25, 2015

RESOLUTION NO. 14-26

Governing Body Recorded Vote - Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
M Commissioner D. Cody	✓			
Commissioner A. Di Chiara	✓			
S Commissioner P. Lynch	✓			
<del>Commissioner A. Riley</del>				
Commissioner G. Woods	✓			
Commissioner V. Caruso	✓			
Commissioner R. Marra	✓			

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

*[Handwritten Signature]*  
LHA ATTORNEY - CONRAD M. O'LEAR, ESQ.

**AUTHORIZATION OF EXPENDITURE FOR TERMITE TREATMENT AT De VRIES PARK FAMILY COMPLEX BUILDINGS #7 & #20**

*10/7DS*

**WHEREAS**, the Executive Director of Lodi Housing Authority (LHA) was informed of termite infestation at the De Vries Park Family Complex, Building #7 and Building #20; and

**WHEREAS**, this was unforeseen when preparing LHA's FYS 10/01/14 to 09/30/15 Public Housing Operating Budget Expenditures, and therefore, this expense for termite treatment was not budgeted; and

**WHEREAS**, to have the termite infestation go untreated would be a threat to De Vries Park tenants' Health and Welfare; and

**WHEREAS**, Price Quotes were received for termite treatment at Buildings #7 and #20 at \$1,500.00 per building (see attached price quotes). *10/7DS*

**NOW, THEREFORE, BE IT RESOLVED**, LHA's Board of Commissioners said that termite treatment expenditures, while not budgeted, are necessary to avoid a threat to De Vries Park tenants.

**BE IT FURTHER RESOLVED**, all such related expenditures be classified as "Emergency Expenditures," and such related bills & payments are hereby authorized to be paid from any and all available funds either under the Authority and Public Housing Authority's Operating Program and/or Operating Reserves.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday June 25, 2015

*[Handwritten Signature]*  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

June 25, 2015

RESOLUTION NO. 14-27

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
<i>M</i> Commissioner D. Cody	/			
Commissioner A. Di Chiara	/			
<i>S</i> Commissioner P. Lynch	/			
<del>Commissioner A. Riley</del>				
Commissioner G. Woods	/			
Commissioner V. Caruso	/			
Commissioner R. Marra	/			

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

  
LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

**AUTHORIZING LATE 2015 BUDGET RESOLUTION  
APPLICABLE TO LHA BUDGET –  
AS RECOMMENDED/REQUIRED BY NJDCA**

**WHEREAS**, pursuant to NJAC 5:31-2.5(a) and (b) Housing Authority Budgets not submitted to the Division of Local Government Services for review and certification at least 60 days prior to the beginning of each fiscal year must be accompanied by a resolution of the governing body setting forth the reasons for the delay; and

**WHEREAS**, the Lodi Housing Authority Budget was not submitted within the statutory timetable; and

**WHEREAS**, the reason for said delay in the budget schedule and process was due directly to the timing and availability of the Operating Subsidy formula from the Department of Housing and Urban Development; and

**WHEREAS**, the form HUD-52722 and form HUD-52723 UEL Excel Tool and Data Collection are an essential and an intricate portion of the computation of LHA's Operating Subsidy; and

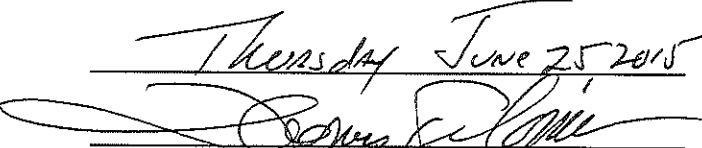
**WHEREAS**, HUD's initial obligation of Operating Subsidy funding for FY 2016 cannot be developed for budgetary purposes at this time; and

**WHEREAS**, the Board of Commissioners of the Housing Authority of the Borough of Lodi desire to approve/adopt this resolution pursuant to NJCA 5:31-2.5 (a) and (b).

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the Borough of Lodi hereby approves Late Submission of its FY 10/01/15 to 09/30/16 Operating Budget pursuant to NJCA 5:31-2.5 (a) and (b); and

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Secretary, Thomas DeSomma, is hereby directed to submit a copy of this adopted resolution to the Director of Local Government Services as part of Lodi Housing Authority's 2016 Budget.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED  
BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE  
MEETING HELD ON:

Thursday June 25, 2015  
  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER