

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, JUNE 30, 2022

Call to Order: Chairman Steven De Nobile called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman De Nobile requested everyone stand for the Pledge of Allegiance, and after the Pledge, the Chairman made the following statement, "This Agenda is posted to inform the Public of actions being considered by the Authority's Board of Commissioners and its Executive Director/Secretary Treasurer. There may be additions and deletions prior to the Board Meeting before taking final action." Chairman De Nobile also stated the following, "This meeting has been publicly advertised in compliance with the Open Public Meeting Act."

Roll Call: In addition to Chairman De Nobile, the meeting was attended by Vice Chairman Robert Riley and Commissioners Daniel J. Cody and Robert Marra.

The Meeting was also attended by Lodi Housing Authority Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Thomas DeSomma, Deputy Executive Director Gary Luna, and Housing Manager/Recording Secretary Carol A. Ferrara. Commissioners Albert Di Chiara and Paul V. Lynch were absent.

Bids: None

Approval of Minutes:

Motion was made by Commissioner Cody and Seconded by Vice Chairman Riley to approve the Minutes of the Annual/Reorganization Meeting held on May 26, 2022. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

Motion was made by Commissioner Cody and Seconded by Vice Chairman Riley to approve the Minutes of the Regular Meeting held on May 26, 2022. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

Motion was made by Commissioner Cody and Seconded by Vice Chairman Riley to approve the Minutes of the Closed Session of the Regular Meeting held on May 26, 2022. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

MINUTES OF REGULAR MEETING – JUNE 30, 2022 (cont'd)

Communications:

1. To HUD on 06/06/22 – CFP 2020 Actual Modernization Cost Certificate \$418,639

Report of Attorney:

1. **New:**
2. **Updates:**
3. **Any Other Pending Litigation/Personnel Matters to be Discussed:**

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS FOR RELATED CORRESPONDENCE

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time.

Bills Agenda:

Motion to Approve the June 2022 Bills Agenda was made by Commissioner Cody and Seconded by Vice Chairman Riley. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

Report of Executive Director:

1. **CONTRACT REPORT:**

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	None	
2.		
I HEREBY CERTIFY THE "FUNDING AVAILABILITY" TO AWARD THE CONTRACTS, AS REFERENCED HEREIN AND FURTHER CERTIFY THAT ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.		
CONTRACT LISTED ABOVE <u>DOES NOT REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

CONTRACT AWARDED TO:		CONTRACT FOR:
1.	Balitano Contracting Co., Inc. 298 Forest Road Fort Lee, NJ 07024 201-944-5425	Concrete/Step Repair at the De Vries Park Family Complex & the Massey Street S/C Complex - \$11,650.00
2.		
I HEREBY CERTIFY THE "FUNDING AVAILABILITY" TO AWARD THE CONTRACTS, AS REFERENCED HEREIN AND FURTHER CERTIFY THAT ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.		
CONTRACT LISTED ABOVE <u>DOES REQUIRE BOARD APPROVAL</u> SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

MINUTES OF REGULAR MEETING – JUNE 30, 2022 (cont'd)

Motion to Approve the Balitano Contract was made by Commissioner Cody and Seconded by Vice Chairman Riley. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

- CGI Notice of Non-Renewal of Contract Services for Section 8 Inspections (effective 10/01/22) – LHA has requested price quotes from three (3) new companies – responses due by 07/20/22
- Motion needed to Adjourn the July and August Board Meetings (for the Summer) and Re-Schedule the September Board Meeting from 09/15/22 to 09/29/22:

Motion was made by Commissioner Cody and Seconded by Commissioner Marra To Adjourn the July and August Meetings and to Re-Schedule the September Meeting to 09/29/22. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

Report of Deputy Executive Director/Administrator Section 8/Housing Manager:

- S/C & DVP boilers – update given
- Fire Alarm/Call to Aid/Pull Stations – review & analysis completed by LSEA – update given
- North Main Street Boiler Room – smell of gas & leak found at union – repair completed during the week of 06/22/22

Resolutions:

CONSENT AGENDA (Resolutions are matters covering operation of Lodi Housing Authority and will be passed by one roll call vote covering all items on the Consent Agenda.)

Motion to Approve Resolutions by Consent Agenda was made by Vice Chairman Riley and Seconded by Commissioner Cody. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

MINUTES OF REGULAR MEETING – JUNE 30, 2022 (cont'd)

1. Resolution #21-26	Approval of FYS 10/01/22 PHA Plan
2. Resolution #21-27	Certifying Resolution – Commissioners’ Receipt of FYE 09/30/21 Independent Public Audit (IPA)
3. Resolution #21-28	Approval of Operating Budget – FYS 10/01/22 – HUD Form #52574
4. Resolution #21-29	Authorization to Charge Legal/Filing Fees to HCV (Section 8) Participants
5. Resolution #21-30	Amendment to Statement of Personnel Policy/Employee Handbook – 2 Sections: Vacation & Personal Leave – Pertaining to Executive Director’s Entitlement

Report of Commissioner:

Unfinished Business: None

Old Business: None

New Business: None

Good & Welfare: None

Hearing of Citizens: None in Attendance

Closed Session:

**Motion to End Regular Order of Business and go into Closed Session was made by Commissioner Cody and Seconded by Vice Chairman Riley.
Upon Roll Call, the Board voted as follows:**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

**Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Cody and Seconded by Commissioner Marra.
Upon Roll Call, the Board voted as follows:**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

MINUTES OF REGULAR MEETING – JUNE 30, 2022 (cont'd)

Adjournment:

Motion to Adjourn was made by Commissioner Cody and Seconded by Vice Chairman Riley. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner Marra Vice Chairman Riley Chairman De Nobile	NONE	NONE	Commissioner Di Chiara Commissioner Lynch

Meeting was Adjourned at 7:25 PM and Chairman De Nobile declared the Regular Meeting closed.



THOMAS DeSOMMA
Executive Director/Secretary Treasurer



**STEVEN De NOBILE, Chairman or
ROBERT RILEY, JR., Vice Chairman**

Transcribed/Typed by:



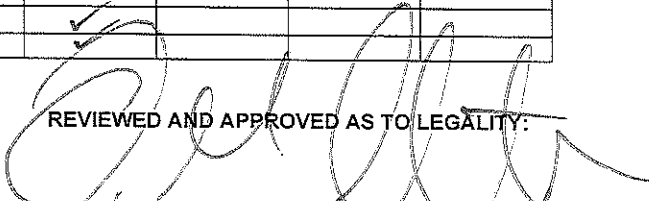
CAROL A. FERRARA
Housing Manager/Recording Secretary

RESOLUTION #21-26

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
S	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara				✓
	Commissioner P. V. Lynch				✓
	Commissioner R. Marra	✓			
M	Vice Chairman R. Riley, Jr.	✓			
	Chairman S. De Nobile				

Approved _____ Denied _____


 REVIEWED AND APPROVED AS TO LEGALITY:
 LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

PHA PLAN CERTIFICATION – FYS 10/01/2022

<p>Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 3/31/2024</p>
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PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

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 and/or LHA Annual 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 PHA fiscal year beginning 10/01/22, 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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when 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 Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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 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 PHA Plans that include 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 2011-65);

- 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 a 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 a 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(o)(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 2 CFR 200.333 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).

LODI HOUSING AUTHORITY
PHA Name

NJ011
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2022
 5-Year PHA Plan for Fiscal Years 20 - 20

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 Executive Director: Thomas DeSomma

Name Board Chairman: Steven De Nobile

Signature  Date 6.30.22

Signature  Date 6/30/22

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 30, 2022

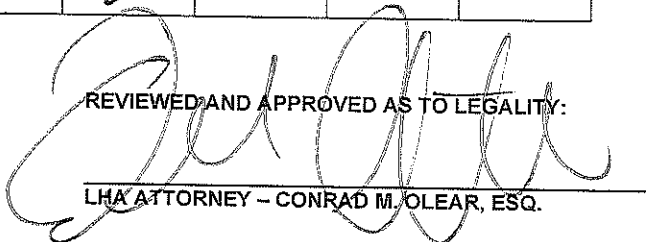
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 21-27

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
S	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara				✓
	Commissioner P. V. Lynch				✓
	Commissioner R. Marra	✓			
M	Vice Chairman R. Riley, Jr.	✓			
	Chairman S. De Nobile	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

CERTIFYING RESOLUTION – COMMISSIONERS’ RECEIPT OF FYE 09/30/21 INDEPENDENT PUBLIC AUDIT (IPA)

WHEREAS, NJSA 40A:5A-15 requires the governing body of each local Authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual audit report for fiscal year ending September 30, 2021 has been completed and filed with the NJDCA pursuant to NJSA 40A:5A-15; and

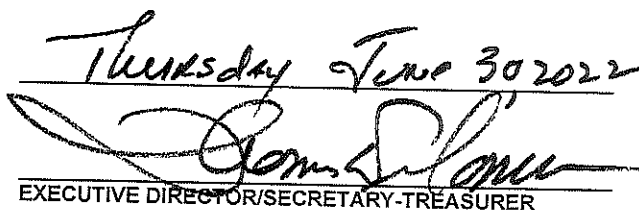
WHEREAS, NJSA 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled “General Comments” and “Recommendations,” and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled “General Comments” and “Recommendations,” in accordance with NJSA 40A:5A-17;

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Lodi Housing Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended September 30, 2021, and specifically has reviewed the sections of the audit report entitled “General Comments” and “Recommendations,” and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the Secretary of the Authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

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 30 2022

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER



A HUD SPONSORED PUBLIC HOUSING AGENCY
50 Brookside Avenue ■ Lodi, New Jersey 07644

June 30, 2022

**LODI HOUSING AUTHORITY
INDEPENDENT PUBLIC AUDIT (IPA)
FYE 09/30/21**

We hereby Certify that we have received a copy of the submitted
FYE 09/30/21 IPA as prepared by Francis J. McConnell, Certified
Public Accountant.

We further Certify that this FYE 09/30/21 IPA has been presented
and placed on the June 30, 2022 Regular Meeting Agenda by the
Executive Director of the Lodi Housing Authority.

Steven De Nobile 6/30/22
Steven De Nobile, Chairman Date

Robert Riley, Jr. 6/30/2022
Robert Riley, Jr., Vice Chairman Date

Daniel J. Cody 6/30/22
Daniel J. Cody, Commissioner Date

Albert Di Chiara 7/7/22
Albert Di Chiara, Commissioner Date

Paul V. Lynch 7-6-22
Paul V. Lynch, Commissioner Date

Robert Marra 6/30/2022
Robert Marra, Commissioner Date

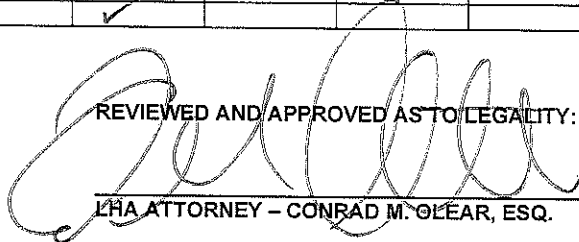
ATTESTED:

Conrad M. Olear, Esq. 6/30/22
Conrad M. Olear, Esq. Date

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
S	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara				✓
	Commissioner P. V. Lynch				✓
	Commissioner R. Marra	✓			
M	Vice Chairman R. Riley, Jr.	✓			
	Chairman S. De Nobile	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

 PHA ATTORNEY – CONRAD M. GLEAR, ESQ.

RESOLUTION #21-28

PHA Board Resolution
 Approving Operating Budget

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing -
 Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
 (exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average 10 minutes 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: LODI HOUSING AUTHORITY

PHA Code: NJ011

PHA Fiscal Year Beginning: 10/01/2022

Board Resolution Number: 21-28

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

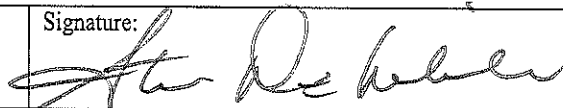
- Operating Budget approved by Board resolution on: 06/30/2022
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, 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 and 3802)

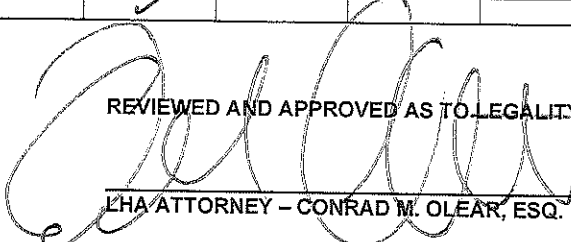
Print Board Chairperson's Name: Steven De Nobile	Signature: 	Date: 6/30/22
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RESOLUTION NO. 21-29

Governing Body Recorded Vote -- Members:

	Board Members	Aye	Nay	Abstain	Absent
S	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara				✓
	Commissioner P. V. Lynch				✓
	Commissioner R. Marra	✓			
M	Vice Chairman R. Riley, Jr.	✓			
	Chairman S. De Nobile	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

 LHA ATTORNEY - CONRAD M. OLEAR, ESQ.

AUTHORIZATION TO CHARGE LEGAL FEES/COURT COSTS TO CURRENT AND FORMER HOUSING CHOICE VOUCHER (SECTION 8) PARTICIPANTS

WHEREAS, it is the responsibility of the Housing Choice Voucher (HCV), Section 8 Participants to report all changes in income/assets and household composition to Lodi Housing Authority (LHA) within 10 days of the date of said changes; and

WHEREAS, if said failure to report any and all income/asset changes results in arrearages owed, LHA will follow guidance set forth in 24CFR 982.55 and attempt to enter into an Administrative Repayment Agreement; and

WHEREAS, should the current/former participant default by missing two (2) consecutive payments or is behind more than two (2) payments (in the aggregate), the current/former participant must pay outstanding balance owed in full; otherwise, current participant will be terminated from Section 8 Program and will be listed on form HUD 52675 "Debts Owed to Public Housing Agencies and Termination;" and

WHEREAS, should LHA file legal action to either collect or seek judgment of any arrearages owed by current/former participant, LHA will follow guidance in accordance with 24CFR 792.102 when pursuing such legal action and will charge current/former participant all reasonable and necessary costs incurred by LHA for the collection and/or settlement for arrearages owed or incorporating the requirements of 24CFR 982.55; and

WHEREAS, for the cost of said collection and/or settlement, refer to Attachment #1.

NOW, THEREFORE, BE IT RESOLVED, Lodi Housing Authority's Board of Commissioners hereby approves this Resolution #21-29 authorizing HCV (Section 8) Participants the responsibility for reasonable and necessary legal costs to take effect 45 days after Board Approval.

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 30'2022


 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION #21-29 – ATTACHMENT #1
ATTORNEY FEES/COURT COSTS/FILING FEES, ETC.

Attorney Fees/Court Costs/Filing Fees, etc.:

Costs will be assessed in any instance Lodi Housing Authority (LHA) is required to contract legal assistance for filing of and collection of arrearages. If LHA incurs Attorney fees to institute court proceedings against a current Section 8 HCV participant to terminate participation from the Program, said participant shall be required to pay all of the Authority's court costs, reasonable Attorney's fees, the actual filing fee, constable mileage, and court costs as fixed by the court.

Reasonable Attorney's fees are agreed to be \$100.00 per hour for the preparation of the notice, summons, complaint per occurrence and \$100.00 per hour for all court appearances and other services reasonably necessary for the collection of arrearages or dismissal of such action and if necessary, the termination of the participant from the Program. Attorney fees are not to exceed \$200.00 per occurrence and court appearance. **NOTE:** In case of hardship, fees may be waived by the Executive Director (or designee) on a case-by-case basis.

Fraudulent/Returned Checks (Insufficient Funds):

A \$75.00 assessment fee will be made against any current/former Section 8 HCV participant if a check is returned for any reason. This assessment is to offset the administrative costs or charges assessed against LHA by the bank.

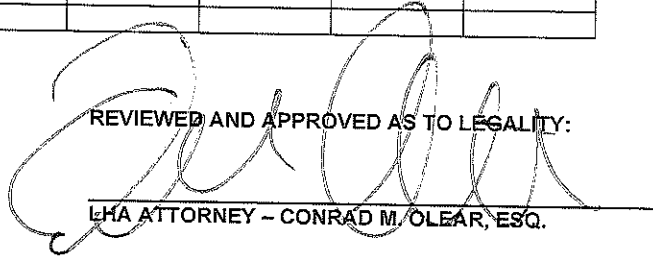
Bank charges and other expenses in connection with returned checks shall be due from the participant within two (2) weeks after LHA has given written notification to the participant. **NOTE:** In case of hardship, fees may be waived by the Executive Director (or designee) on a case-by-case basis.

RESOLUTION NO. 21-30

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
S	Commissioner D. J. Cody				
	Commissioner A. Di Chiara				✓
	Commissioner P. V. Lynch				✓
	Commissioner R. Marra				
M	Vice Chairman R. Riley, Jr.				
	Chairman S. De Nobile				

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:

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

**AMENDMENT TO STATEMENT OF PERSONNEL POLICY/
 EMPLOYEE PERSONNEL HANDBOOK – 2 SECTIONS
 ~ VACATION LEAVE, SECTION VII ~
 ~ PERSONAL LEAVE, SECTION IX ~
 (PERTAINING TO EXECUTIVE DIRECTOR'S ENTITLEMENT)**

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) has reviewed and discussed an increase to the Executive Director's Vacation Leave and Personal Leave; and

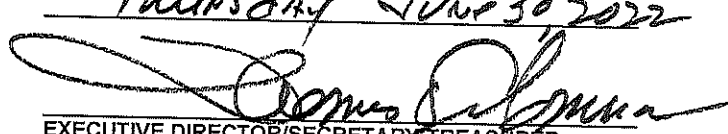
WHEREAS, the Board hereby agrees to increase the Executive Director's Vacation and Personal Leave as follows:

- Section VII Vacation Leave – applicable to Executive Director only shall increase to 26 days effective CY 2022 on; and
- Section IX Personal Leave – applicable to Executive Director only shall increase to 4 days effective CY 2022 on.

NOW, THEREFORE, BE IT RESOLVED, the Executive Director's Leave shall be increased, as referenced above, effective CY 2022.

NOW, THEREFORE, BE IT FURTHER RESOLVED, upon adoption of this Resolution #21-30, the Statement of Personnel Policy/Employee Personnel Handbook, Sections VII and IX shall be amended accordingly.

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 30, 2022

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER