

**MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, APRIL 23, 2026**

**Call to Order:** Vice Chairman Daniel J. Cody called the Regular Meeting to Order at 7:00 PM.

**Pledge of Allegiance:** Vice Chairman Cody asked everyone to stand for the Pledge of Allegiance, and after the Pledge, the Vice 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.” The Vice Chairman also stated the following, “This meeting has been publicly advertised in compliance with the Open Public Meeting Act.”

**Roll Call:** In addition to Vice Chairman Cody, the meeting was attended by Commissioners Steven De Nobile, Ernest Iodaci, Paul V. Lynch, Robert Marra, and Robert Riley, Jr. Chairman Albert Di Chiara was absent.

The Meeting was also attended by Lodi Housing Authority Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Frank P. Luciano, Assistant Executive Director/Recording Secretary Carol A. Ferrara, and Director of Staff Operations (Maintenance) Scott Luna.

**Bids:** Refer to Resolution page

**Approval of Minutes:**

Motion was made by Commissioner Lynch and Seconded by Commissioner Marra to approve the Minutes of the Regular Meeting held on March 19, 2026.  
Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Marra and Seconded by Commissioner Lynch to approve the Minutes of the Closed Session held on March 19, 2026.  
Upon Roll Call, the Board voted as follows:

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

**Communications:**

**Report of Attorney:** Refer to Closed Session – Attorney-Client Privileged Discussions

**Report of Accountant:** Nothing at this time.

**Report of Security:**

**MINUTES OF REGULAR MEETING – APRIL 23, 2026 (cont'd)**

**Bills Agenda:**

Motion to Approve the April 2026 Bills Agenda was made by Commissioner Lynch and Seconded by Commissioner De Nobile. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner De Nobile* Commissioner Iodaci** Commissioner Lynch Commissioner Marra Commissioner Riley Vice Chairman Cody	NONE	*Commissioner De Nobile on #23 & #26  **Commissioner Iodaci on #3 & #4	Chairman Di Chiara

**Report of Executive Director:**

1. Contract Report: None
2. Monthly PIC Submissions – PH @100% and S8 @99.76%
3. Movement of money from Cash Management Fund into ICS Account (Valley) - pending
4. Invoice from Main Auto Body – Ford 150 truck repairs – Lodi resident who hit truck had no insurance – LHA filed complaint for Operating Vehicle Without Insurance – court date set for 04/29/26
5. Submission of PH Waiting List number in to HUD Portal on 03/26/26 – LHA currently has 911 individuals on its waiting list – no need to open waiting list due to length of list
6. Parking lot repairs at North Main Street – still getting estimates
7. Public Hearing for FYS 10/01/26 Annual PHA Plan held from 6-7 PM on 04/16/26 with Executive Director and Assistant Executive Director present – no attendance from the Public
8. Executive Director discussed the Bid Opening held at 11 AM on 04/23/26 for roof repairs at Rennie Place S/C Complex

**Report of Assistant Executive Director:**

1. Nothing at this time

**Resolutions:**

1. Resolution #25-22: Amendment to Resolution #25-18 (February 19, 2026) Approving Settlement of Litigation & Authorizing Execution of Settlement Agreement

Motion needed to Open Discussion to the Public Pertaining to Resolution #25-22. Motion made by Vice Chairman Cody and Seconded by Commissioner Riley. All present voted in the affirmative. No Public in Attendance. Motion was made by Commissioner Lynch and Seconded by Vice Chairman Cody to Close Discussion Period. All present voted in the affirmative

Motion to Approve the above Resolution was made by Commissioner Riley and Seconded by Commissioner Lynch. Upon Roll Call, the Board voted as follows:

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

2. Resolution #25-23: Approval & Adoption of FY 2026 Capital Fund Program Grant – NJ39P01150126 - \$574,667.00
3. Resolution #25-24: PH Rent Write Off for FYE 09/30/26 – Baird & Edwards

**MINUTES OF REGULAR MEETING – APRIL 23, 2026 (cont'd)**

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

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

**Report of Commissioners:** Commissioner Marra asked to meet with Executive Director to discuss the FYS 10/01/26 Operating Budget

**Unfinished Business:** None

**Old Business:** None

**New Business:** None

**Good & Welfare:** None

**Hearing of Citizens:** None

**Closed Session:**

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

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

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

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

**Adjournment:**

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

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

**MINUTES OF REGULAR MEETING – APRIL 23, 2026 (cont'd)**

Meeting was Adjourned at 7:42 PM and Vice Chairman Cody declared the Regular Meeting closed.



**FRANK P. LUCIANO**  
Executive Director/Secretary Treasurer



**ALBERT DI CHIARA, Chairman or**  
**DANIEL J. CODY, Vice Chairman**

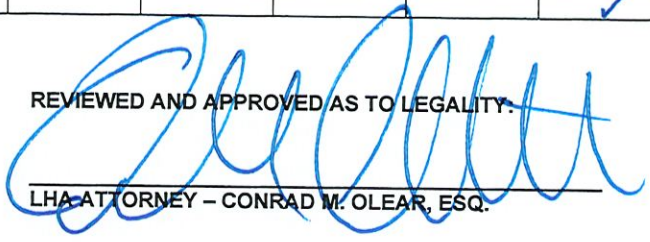
Prepared by:   
**CAROL A. FERRARA**  
Assistant Executive Director/Recording Secretary

**RESOLUTION NO. 25-22**

Governing Body Recorded Vote – Members:

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

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:  
  
 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**AMENDMENT TO RESOLUTION #25-18 – APPROVING SETTLEMENT OF LITIGATION AND AUTHORIZING EXECUTION OF SETTLEMENT AGREEMENT**

**WHEREAS**, the Housing Authority of the Borough of Lodi, a public body corporate and politic of the State of New Jersey established pursuant to the Local Housing Authorities Law, N.J.S.A. 55:14A-1 et seq. (the "Authority"), is vested with the power to sue and be sued and to settle claims and litigation in furtherance of its public purposes; and

**WHEREAS**, a civil action has been filed and is currently pending, styled Pepe v. Housing Authority of the Borough of Lodi, et al., Docket No. BER-L-5845-25, in the Superior Court of New Jersey, Law Division, Bergen County vicinage (the "Litigation"); and

**WHEREAS**, the Litigation arises from allegations concerning wrongful termination, which the Authority vehemently denies; and

**WHEREAS**, after consultation with the Authority's General Counsel, as applicable, defense counsel assigned by the Authority's insurer, and after considering the risks, costs, uncertainties of trial, and the best interests of the Authority and the residents it serves, the Board of Commissioners (the "Board") finds it prudent to resolve the Litigation by settlement; and

**WHEREAS**, the parties, without admission of liability by the Authority, have negotiated a proposed settlement in the total amount of Ninety Thousand Dollars and Zero Cents (\$90,000.00) (the "Settlement Amount"), subject to approval by this Board and the execution of a mutually acceptable written settlement agreement, general release, and stipulation of dismissal with prejudice; and

**WHEREAS**, \$62,000.00 of the Settlement Amount is anticipated to be funded by the Authority's insurer, and \$28,000.00 to be funded by the Authority (representing the Authority's applicable deductible and policy contribution) and the Board has determined that sufficient funds are available or will be made available for this purpose; and

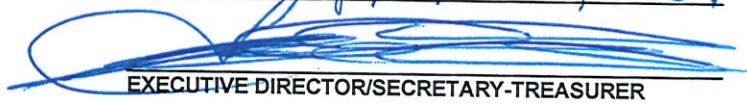
**WHEREAS**, the Board has determined that approval of the settlement is in the best interests of the Authority, is consistent with its statutory powers and duties, and is appropriate under applicable New Jersey law, including but not limited to the Authority's enabling statute and the Local Public Contracts Law; and

**WHEREAS**, the Authority adopted a Resolution on February 19, 2026, Resolution #25-18 (attached) approving the settlement and now seeks to supplement said Resolution with this Resolution #25-22.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the Borough of Lodi, as follows: The \$28,000.00 of the settlement to be funded by the Authority (representing the Authority's applicable deductible and policy contribution) shall be funded from federal program funds as the Authority does not possess any non-federal funds or assets, and the Board has determined that sufficient funds are available or will be made available for this purpose.

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, April 23, 2026.

  
 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

**RESOLUTION NO. 25-18**

Governing Body Recorded Vote – Members:

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

Approved  Denied

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

**APPROVAL OF SETTLEMENT OF LITIGATION AND  
AUTHORIZATION TO EXECUTE SETTLEMENT AGREEMENT**

**WHEREAS**, the Housing Authority of the Borough of Lodi, a public body corporate and politic of the State of New Jersey established pursuant to the Local Housing Authorities Law, N.J.S.A. 55:14A-1 et seq. (the "Authority"), is vested with the power to sue and be sued and to settle claims and litigation in furtherance of its public purposes; and

**WHEREAS**, a civil action has been filed and is currently pending, styled Pepe v. Housing Authority of the Borough of Lodi, et al., Docket No. BER-L-5845-25, in the Superior Court of New Jersey, Law Division, Bergen County vicinage (the "Litigation"); and

**WHEREAS**, the Litigation arises from allegations concerning wrongful termination, which the Authority vehemently denies; and

**WHEREAS**, after consultation with the Authority's General Counsel, as applicable, defense counsel assigned by the Authority's insurer, and after considering the risks, costs, uncertainties of trial, and the best interests of the Authority and the residents it serves, the Board of Commissioners (the "Board") finds it prudent to resolve the Litigation by settlement; and

**WHEREAS**, the parties, without admission of liability by the Authority, have negotiated a proposed settlement in the total amount of Ninety Thousand Dollars and Zero Cents (\$90,000.00) (the "Settlement Amount"), subject to approval by this Board and the execution of a mutually acceptable written settlement agreement, general release, and stipulation of dismissal with prejudice; and

**WHEREAS**, \$62,000.00 of the Settlement Amount is anticipated to be funded by the Authority's insurer, and \$28,000.00 to be funded by the Authority (representing the Authority's applicable deductible and policy contribution) and the Board has determined that sufficient funds are available or will be made available for this purpose; and

**WHEREAS**, the Board has determined that approval of the settlement is in the best interests of the Authority, is consistent with its statutory powers and duties, and is appropriate under applicable New Jersey law, including but not limited to the Authority's enabling statute and the Local Public Contracts Law; and

**WHEREAS**, the Authority, to date, has not received approval of the above stated settlement from the Director, Office of Public Housing, U.S. Department of Housing and Urban Development (HUD).

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Lodi, as follows:

1. **Settlement Approval.** The Board hereby approves the settlement of the Litigation, *Pepe v. Housing Authority of the Borough of Lodi, et al.*, Docket No. BER-L-5845-25, in the total amount of Ninety Thousand Dollars and Zero Cents (\$90,000.00), on the terms set forth herein and subject to: (a) HUD approval and (b) the execution of a written settlement agreement and general release in a form acceptable to the Authority's General Counsel and defense counsel assigned by the Authority's insurer.
2. **No Admission.** The settlement approved herein is made solely for the purpose of avoiding further litigation and expense and shall not constitute, nor be construed as an admission of liability, wrongdoing, or fault by the Authority, any commissioner, officer, employee, or agent.
3. **Dismissal With Prejudice.** The settlement shall include a stipulation of dismissal with prejudice of all claims asserted or that could have been asserted in the Litigation against the Authority and its past and present commissioners, officers, employees, agents, insurers, and successors and assigns, without costs against the Authority except as set forth in the settlement agreement.
4. **Releases and Indemnities.** The settlement shall include a full and final general release of all claims, known or unknown, arising out of or relating to the facts alleged in the Litigation, in favor of the Authority and its past and present commissioners, officers, employees, agents, insurers, and successors and assigns, together with customary non-disparagement, confidentiality [as permitted by law], tax, Medicare/Medicaid compliance, and no-rehire terms as applicable and as approved by General Counsel and defense counsel assigned by the Authority's insurer. Any confidentiality provisions shall comply with applicable New Jersey law, including any restrictions on confidentiality of settlement agreements involving public entities.
5. **Funding Source.** Payment of the Settlement Amount shall be made from insurance proceeds, less any applicable deductible/contribution as required under the Authority's insurance policy. The Board hereby appropriates and authorizes the use of such funds for this purpose and confirms that such expenditure is within the Authority's duly adopted budget for Fiscal Year 2026 or authorizes such budgetary transfers as may be permitted by law and approved by the Authority's Executive Director.
6. **Non-Monetary Terms.** The settlement shall include no non-monetary relief binding upon the Authority other than those terms expressly approved by this Resolution and the final settlement agreement. Any non-monetary commitments shall require the review and approval of General Counsel and defense counsel assigned by the Authority's insurer, and, if material, further Board approval.
7. **Conditions Precedent.** The Authority's obligation to pay the Settlement Amount shall be conditioned upon: (a) execution by Plaintiff of a written settlement agreement and general release acceptable to General Counsel and defense counsel assigned by the Authority's insurer; (b) receipt by the Authority of an executed IRS Form W-9 from the payee(s); (c) receipt of any Medicare/Medicaid/ERISA lien information and satisfactory resolution of any such liens; and (d) delivery of a fully executed stipulation of dismissal with prejudice to be filed with the court; (e) HUD approval.

8. Execution of Documents. The Executive Director and/or General Counsel is hereby authorized and directed to negotiate, finalize, and execute on behalf of the Authority the settlement agreement, general release, stipulation of dismissal with prejudice, and any and all other documents and instruments necessary or convenient to effectuate the settlement consistent with this Resolution, with such non-substantive modifications as General Counsel may approve.
9. Payment Authorization. The Executive Director is hereby authorized and directed to issue payment of the Settlement Amount in accordance with the executed settlement agreement and to take such actions as are necessary to process payment, including coordinating with the Authority's insurer and issuing any required tax forms.
10. Open Public Meetings Act Compliance. This Resolution is adopted at a duly noticed public meeting of the Board in compliance with the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. To the extent any attorney-client privileged or litigation strategy discussions were held in closed session, the Board hereby authorizes the release of this Resolution to the public record upon adoption.
11. Severability; Effective Date. If any provision of this Resolution is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect. This Resolution shall take effect immediately upon adoption.

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, February 19, 2026

  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

**RESOLUTION NO. 25-23**

Governing Body Recorded Vote – Members:

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

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

  
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**APPROVAL AND ADOPTION OF FY 2026  
CAPITAL FUND PROGRAM GRANT – NJ39P01150126 – \$574,667.00**

**WHEREAS**, Lodi Housing Authority (LHA) has been awarded under the Capital Fund Program (CFP) \$574,667 for FY 2026 to be referred to under CFP Number NJ39P01150126; and

**WHEREAS**, FY 2026 CFP awards, require all PHAs to have a CFP 5-Year Action Plan that covers 2024 in Energy and Performance Information Center (EPIC); and

**WHEREAS**, LHA has developed and will be submitting in EPIC a new CFP 5-Year Action Plan covering 2026-2031; and

**WHEREAS**, in accordance with 24 CFR Part 990, LHA has less than 250 Public Housing Units and is a recognized High Performer, CFP is assigned to BLI 1406; and

**WHEREAS**, once CFP is placed on BLI 1406, Operations, LHA must follow requirements in accordance with 24 CFR 990; and

**WHEREAS**, LHA, in accordance with 24 CFR Part 905, including Approved HUD Form Certification of Compliance with Public Hearing and HUD-50075-HP for High Performing PHAs; and

**WHEREAS**, ACC Amendment transmitted to PHAs, requires a “Physical Signature” by Executive Director and submit signed ACC Amendment Electronically; and

**WHEREAS**, CFR Grant NJ39P01150126 has been prepared in accordance with FY 2026 Capital Fund revised processing information.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioner of the Lodi Housing Authority, in reference to CFP Grant NJ39P01150126, is hereby approved and adopted.

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, April 23, 2026

  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Capital Fund Program (CFP) Amendment to Consolidated Annual Contributions Contract Terms and Conditions (HUD-53012)

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

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

Whereas, (Public Housing Authority) Housing Authority of the Borough of Lodi NJ011 (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract ACC(s) Number(s) (On File) dated (On File)

Whereas, in accordance with Public Law No: 119-75;

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

\$ 574,667.00 for Fiscal Year 2026 to be referred to under the Capital Fund Grant Number NJ39P01150126 PHA Tax Identification Number (TIN): On File UEI Number: On File

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

Now Therefore, the ACC is amended as follows:

- 1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.
2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.
3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization schedule will be made directly to a designated trustee within 3 days of the due date. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
6. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.
7. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.
8. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s). (mark one): Yes [ ] No [x]
9. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.
10. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.
11. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure timeperiod. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.
12. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:
1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.
13. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117-58), unless waived by the Department: refer to HUD's BABA webpage for further information (https://www.hud.gov/program\_offices/general\_counsel/build\_america\_buy\_america)
14. This grant is subject to Executive Order 14218, Ending Taxpayer Subsidization of Open Borders and applicable law. HUD will take steps to ensure that Federal resources are not used to support "sanctuary" policies of State and local jurisdictions that actively prevent federal authorities from deporting illegal aliens.

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

U.S. Dept of HUD By: Marianne Nazzaro Title: Deputy Assistant Secretary Office Public Housing Invest. Date: 4/1/2026 PHA (Executive Director or authorized agent) By: [Signature] Title: EXECUTIVE DIRECTOR Date: 4/2/26

MINUTES OF THE PUBLIC HEARING OF  
THE ANNUAL PHA PLAN HELD ON  
THURSDAY, APRIL 16, 2026 AT 6 PM IN  
THE COMMUNITY ROOM OF THE LODI  
HOUSING AUTHORITY, 50 BROOKSIDE  
AVENUE, LODI, NEW JERSEY 07644

At 6:00 PM, the Executive Director opened the Public Hearing for Comments on Lodi Housing Authority's Streamlined Annual PHA Plan for High Performers (form HUD-50075-HP).

Attendance at the Public Hearing: the Executive Director, Frank P. Luciano, and the Assistant Executive Director, Carol A. Ferrara.

There was no attendance from the public, and the Executive Director closed the Public Hearing at 7:00 PM.

*Frank P. Luciano*

FRANK P. LUCIANO  
EXECUTIVE DIRECTOR

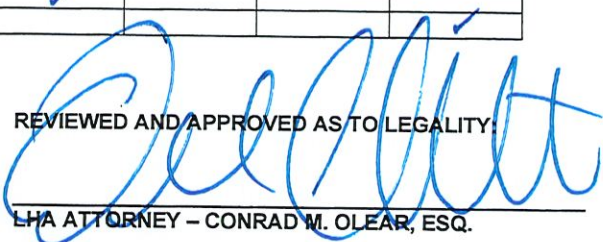
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**RESOLUTION NO. 25-24**

Governing Body Recorded Vote – Members:

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

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:  
  
 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**PUBLIC HOUSING RENT WRITE-OFF FOR FYE 09/30/26**

**WHEREAS**, former Public Housing tenants listed below have either vacated due to health or have passed away leaving an outstanding rent balance due to Lodi Housing Authority requiring these balances to be written off as uncollectible.

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Commissioners of Lodi Housing Authority approves the total amount due from the following former tenant(s) to hereby be “written off” as uncollectible for FYE 09/30/26.

FORMER TENANT	COMPLEX	REASON	AMOUNT
Timothy Baird	Apt. #31 Rennie S/C Complex	Failure to Pay Rent – Tenant Placed into Long-Term Care After Hospitalization	\$1,560.00
Lorraine Edwards	Apt. #17 Rennie S/C Complex	Failure to Pay Rent – Tenant Placed into Long-Term Care After Hospitalization	\$945.00
<b>TOTAL:</b>			<b>\$2,505.00</b>

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, April 23, 2026*

  
 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

- Cc: Carol A. Ferrara, Asst. Executive Director  
 Nicole Ferrara, Supervisor of Accounts  
 David Sireci, CPA, Fee Account  
 Former Resident File