

**CARTERET HOUSING AUTHORITY
REGULAR MEETING AGENDA
JANUARY 20, 2026**

THIS MEETING WAS ADVERTISED ACCORDING TO THE OPEN PUBLIC MEETINGS ACT.

CALL TO ORDER

ROLL CALL:

COMMISSIONERS: CHESTER BOHANEK JR., DENNIS CHEREPSKI,
IRIS COLON, JOSEPH GASPARRO, KYLE HANSEN, RICHARD HRYCUNA,
RONALD RIOS, **EXECUTIVE DIRECTOR:** ERIC F. M. CHUBENKO, **ASSISTANT
EXECUTIVE DIRECTOR:** AMANDA RILEY, **ATTORNEY:** ERIC LANGE

MINUTES: Annual Reorganization Meeting 12/16/25

MOTION TO ADOPT:

SECOND:

VOTE:

MINUTES: Regular Meeting 12/16/25

MOTION TO ADOPT:

SECOND:

VOTE:

COMMUNICATIONS:

MOTION TO ADOPT:

SECOND:

VOTE:

BILLS:

MOTION TO PAY:

SECOND:

VOTE:

NEW BUSINESS:

**Resolution No.2210 FY2026 Budget Adoption
Resolution No.2211 FY2025 PHAS Submission
Resolution No.2212 FY2025 SEMAP Submission**

COMMITTEES:

PERSONNEL, FINANCE, & ADMINISTRATION:

CHESTER BOHANEK JR., IRIS COLON, RICHARD HRYCUNA

BUILDINGS, GROUNDS & MAINTENANCE:

CHESTER BOHANEK JR., KYLE HANSEN, JOSEPH GASPARRO

DRUG AWARENESS & EDUCATION:

IRIS COLON, JOSEPH GASPARRO, CHESTER BOHANEK JR.

SENIOR SERVICES AND SOCIAL PROGRAMS:

KYLE HANSEN, CHESTER BOHANEK JR., DENNIS CHEREPSKI

COMMUNITY SERVICE PROGRAM:

RONALD RIOS, IRIS COLON, DENNIS CHEREPSKI

TENANT SELECTION:

IRIS COLON, CHESTER BOHANEK JR., DENNIS CHEREPSKI

LIAISON COMMITTEE TO BOROUGH OF CARTERET:

IRIS COLON, JOSEPH GASPARRO, RONALD RIOS, ERIC CHUBENKO

ATTORNEY'S REPORT:

ERIC LANGE

COMMISSIONERS COMMENTS:

AUDIENCE COMMENTS:

**ANNUAL REORGANIZATION MEETING
AGENDA
DECEMBER 16, 2025**

The Annual Reorganization Meeting was called to order by Executive Director, Eric F.M. Chubenko at 6:04pm. The Executive Director stated that the meeting was advertised according to the Open Public Meetings Act.

Upon roll call, the following answered present:

Chester Bohanek Jr., Commissioner	Dennis Cherepski, Commissioner
Joseph Gasparro, Vice Chairman	Kyle Hansen, Commissioner
Richard Hycuna, Commissioner	Eric F.M. Chubenko, Executive Director
Amanda Riley, Asst. Executive Director	Eric Lange, Attorney
David Ciarrocca, Accountant	

Absent/Excused: Iris Colon, Chairwoman Ronald Rios, Commissioner

The Executive Director stated that the floor was open for nominations for the Office of Chairperson.

NOMINATIONS FOR CHAIRPERSON

Commissioner Gasparro nominated Commissioner Colon for the office of Chairperson, seconded by Commissioner Cherepski.

The Executive Director asked if there were any other nominations for the Office of Chairperson. There were no other nominations for the Office of Chairperson.

A motion to close nominations for the Office of Chairperson was made by Commissioner Bohanek, seconded by Commissioner Hansen and all present voted aye, nays none.

Upon roll call for Commissioner Colon for the Office of Chairperson, all present voted aye, nays none. Commissioner Colon was elected as the Chairwoman of the Carteret Housing Authority's Board of Commissioners.

The Executive Director stated that the floor was open for nominations for the office of Vice Chairperson.

NOMINATIONS FOR VICE CHAIRPERSON

Commissioner Bohanek nominated Commissioner Gasparro for the Office of Vice Chairperson, seconded by Commissioner Hansen.

The Executive Director asked if there were any other nominations for the Office of Vice Chairperson. There were no other nominations for the Office of Vice Chairperson.

A motion to close the nominations for the Office of Vice Chairperson was made by Commissioner Hycuna, seconded by Commissioner Cherepski and all present voted aye, nays none.

Upon roll call for Commissioner Gasparro for the Office of Vice Chairperson, all present voted aye, nays none. Commissioner Gasparro was elected as Vice Chairman of the Carteret Housing Authority Board of Commissioners.

There was no public present, so no motion was made to open the meeting to the public.

A motion to adjourn the Annual Reorganization Meeting was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

The meeting was adjourned at 6:08pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

**REGULAR MEETING
AGENDA
DECEMBER 16, 2025**

The Annual Reorganization Meeting was called to order by Executive Director, Eric F.M. Chubenko at 6:08pm. The Executive Director stated that the meeting was advertised according to the Open Public Meetings Act.

Upon roll call, the following answered present:

Chester Bohanek Jr., Commissioner	Dennis Cherepski, Commissioner
Joseph Gasparro, Vice Chairman	Kyle Hansen, Commissioner
Richard Hycuna, Commissioner	Eric F.M. Chubenko, Executive Director
Amanda Riley, Asst. Executive Director	Eric Lange, Attorney
David Ciarrocca, Accountant	

Absent/Excused: Iris Colon, Chairwoman Ronald Rios, Commissioner

MINUTES: A motion to adopt the minutes of the Regular Meeting of October 21, 2025 was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

COMMUNICATIONS: None

BILLS: A motion to pay the bills was made by Commissioner Hansen, seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

NEW BUSINESS: The Executive Director provided a brief overview of each resolution.

Resolution No.2193 Designating Official Newspapers

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2193
DESIGNATING OFFICIAL NEWSPAPERS**

NOW THEREFORE BE IT RESOLVED, by the Carteret Housing Authority Board of Commissioners that the following newspapers are designated as the Authority's official newspapers for the 2026 calendar year:

Home News Tribune
The Star Ledger

Resolution No.2194 Designating Official Banks

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2194
DESIGNATING OFFICIAL BANKS**

NOW THEREFORE BE IT RESOLVED, by the Carteret Housing Authority Board of Commissioners that the following banks are designated as the Authority's official depositories of funds for the 2026 calendar year:

BCB Bank
Investors/Citizens Bank
Lakeland Bank
TD Bank

Resolution No.2195 Executive Director as Fund Commissioner

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2149
NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
REAPPOINT EXECUTIVE DIRECTOR AS FUND COMMISSIONER**

WHEREAS, the New Jersey Public Housing Authority Joint Insurance Fund requires the Housing Authority to have a designated fund commissioner for purposes of representing the Housing Authority within the JIF, and;

WHEREAS, the Housing Authority has been represented by Eric Chubenko, Executive Director to serve in the capacity of fund commissioner;

NOW THEREFORE BE IT RESOLVED, that Eric Chubenko, Executive Director be designated as the Fund Commissioner for the Carteret Housing Authority for 2026.

Resolution No.2196 FY2024 Write-offs

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2196
FY2024 ACCOUNTS RECEIVABLE WRITE-OFFS**

WHEREAS, the following list of persons have been either evicted or moved out and their accounts receivable balance has not been collected;

NOW THEREFORE BE IT RESOLVED, that the following list of residents be written off the accounts receivable ledger for the Carteret Housing Authority for FY2024.

Brown, Donald	\$ 1,937.50
Madriz, Emerita	\$ 1,256.86
<u>Reyes, Altigracia</u>	<u>\$ 197.40</u>
TOTAL	\$ 3,391.76

Resolution No.2197 Meeting Calendar 2026

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2197
2026 BOARD MEETING CALENDAR**

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the following are the Board of Commissioners Meeting dates for the 2026 calendar year that will take place each month at 6:00PM.

MEETING DATES

January 20, 2026	May 19, 2026	September 15, 2026
February 17, 2026	June 16, 2026	October 20, 2026
March 17, 2026	July 21, 2026	November 17, 2026 (Regular & Reorg)
April 21, 2026	No August Meeting	December 15, 2026

Resolution No.2198 Conference Schedule 2026

**RESOLUTION NO.2198
CARTERET HOUSING AUTHORITY
FY2026 CONFERENCE SCHEDULE**

WHEREAS, the Housing Authority of the Borough of Carteret will save money with accommodations and when registering for conferences if registrations are submitted early in the year, and;

WHEREAS, it is advantageous to attend such conferences, and;

WHEREAS, this will authorize the Executive Director to determine participation by staff and Commissioners at conferences in 2026 based on available budget authority;

NOW THEREFORE BE IT RESOLVED, the Executive Director is authorized to determine participation by staff and Commissioners at conferences in 2026 based on available budget authority, and;

BE IT FURTHER RESOLVED, that the per diem and reimbursable costs, excluding costs associated with registration; transportation to and from training, meeting and conferences; and lodging for training, meetings and conferences, are in accordance with the per diem provisions of the current personnel policy.

Resolution No.2199 Approval of FY2026 HUD Budget-See attached

Resolution No.2200 FY2026 Late Budget Resolution

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2200
FY2026 LATE BUDGET SUBMISSION**

WHEREAS, the Housing Authority of the Borough of Carteret is authorizing the initial submission of its FY2026 Agency Budget at the December 16, 2025 Board of Commissioners Meeting, and;

WHEREAS, the Authority needs to adopt a late budget resolution due to the fact that the Authority did not introduce its State of NJ Agency Budget by November 1, 2025, and;

WHEREAS, it was deemed necessary to delay the budget based on the lack of completion of the 2024 Audit until late September and the uncertainty as to the current Federal funding and subsidy calculation, and;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Carteret authorizes the FY2026 late budget submission.

Resolution No.2201 FY2026 Budget Introduction -See attached

Resolution No.2202 Technical Consulting Services

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2202
TECHNICAL CONSULTING SERVICES**

WHEREAS, the Housing Authority of the Borough of Carteret solicited proposals from firms to provide Technical Consulting Services during 2026, and;

WHEREAS, the Authority received 2 proposals from the firms of Joseph Billy Jr, 1149 Bloomfield Ave, Suite F, Clifton, NJ 07012 in the amount of \$150.00/hr, and EFA Rental Resources, PO Box 351, Pompton Plains, NJ 07444 in the amount of \$150.00/hr, and;

WHEREAS, the proposals were reviewed by the Executive Director, the Assistant Executive Director and Bookkeeper and is now presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that Joseph Billy Jr, 1149 Bloomfield Ave, Suite F, Clifton, NJ 07012 in the amount of \$150.00/hr, and EFA Rental Resources, PO Box 351, Pompton Plains, NJ 07444 in the amount of \$150.00/hr, are qualified to provide Technical Consulting Services on an as needed basis in an amount not to exceed \$10,000.00.

Resolution No.2203 FY2026 Legal Services

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2203
LEGAL SERVICES FY2026**

WHEREAS, The Carteret Housing Authority requires the service of Legal Counsel for the fiscal year 2026 and;

WHEREAS, The Carteret Housing Authority advertised for Legal Services, and;

WHEREAS, one proposal was received from the Law Offices of Nolan and Lange, 61 Green St, Woodbridge, NJ in the amount of \$22,800/year and \$250 per landlord tenant matter and \$225/hr for non-routine litigation, and;

WHEREAS, the proposal was reviewed by the Executive Director, the Assistant Executive Director and Bookkeeper and were presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, that the Law Offices of Nolan and Lange, 61 Green Street, Woodbridge, New Jersey 07095 is hereby appointed to the position of Legal Counsel for the Carteret Housing Authority for the fiscal year 2026, and;

BE IT FURTHER RESOLVED, that the terms of said appointment shall be a \$22,800.00 general counsel retainer (\$1,900.00 monthly), \$250.00 per each landlord tenant matter filed on behalf of the Authority and an hourly rate of \$225.00 per hour for non-routine litigation matters for FY2026 and shall be more particularly enumerated in a professional services contract to be executed between the parties.

Resolution No.2204 FY2026 Accounting Services

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2204
ACCOUNTING SERVICES FY2026**

WHEREAS, the Carteret Housing Authority requires the services of an Accountant for the fiscal year 2026 and;

WHEREAS, the Carteret Housing Authority advertised for Accounting Services, and;

WHEREAS, one proposal was received from the firm of David Ciarrocca, CPA, 1930 Wood Road, Scotch Plains, NJ 07076 in the amount of \$47,100.00, and;

WHEREAS, the proposal from the firm of David Ciarrocca, CPA, for Accounting Services was reviewed by the Executive Director and Bookkeeper and has been presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, that David Ciarrocca, CPA, 1930 Wood Road, Scotch Plains, NJ 07076, be and is hereby appointed as the Accountant for the Carteret Housing Authority for FY2026, for the fee of \$47,100.00 for January 1, 2026 through December 31, 2026;

BE IT FURTHER RESOLVED, that the terms of said appointment shall be in accordance with the request for Proposals for Accountant and shall be further enumerated in a Professional Services contract to be executed between the parties in the amount of \$47,100.00, payable in monthly installments.

Resolution No.2205 FY2025 Auditing Services

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2205
FY2025 AUDITING SERVICES**

WHEREAS, the Housing Authority of the Borough of Carteret is required to have an Annual Audit completed for the fiscal year 2025, and;

WHEREAS, the Housing Authority advertised for Auditing Services pursuant to its procurement policy, and;

WHEREAS, one proposal was received from the firm of Polcari and Company CPAs, 2035 Hamburg Turnpike, Suite H, Wayne, NJ in the amount of \$17,250.00, and;

WHEREAS, the proposal for Auditing Services were reviewed and graded by the Executive Director, Assistant Executive Director and Bookkeeper and have been presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, that Polcari and Company CPAs, be and is hereby appointed as the Auditor for the Housing Authority for FY2025, for the fee of \$17,250.00, and;

BE IT FURTHER RESOLVED, that the terms of said appointment shall be in accordance with the Request for Auditor and shall be further enumerated in a Professional Services contract to be executed between the parties in the amount of \$17,250.00.

Resolution No.2206 Special Legal Counsel

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2206
SPECIAL LEGAL COUNSEL**

WHEREAS, The Carteret Housing Authority occasionally requires the service of Special Legal Counsel, and;

WHEREAS, The Carteret Housing Authority advertised for Special Legal Services, and;

WHEREAS, one proposal was received from the firm of DeCotiis, Fitzpatrick, Cole & Giblin, LLP, 61 South Paramus Road, Paramus, NJ 07652, and;

WHEREAS, the proposal was reviewed by the Executive Director, the Assistant Executive Director and Bookkeeper and presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners recommends qualifying the firm of DeCotiis, Fitzpatrick, Cole & Giblin, LLP, 61 South Paramus Road, Paramus, NJ 077652, per their attached pricing schedule, and;

BE IT FURTHER RESOLVED, that this resolution authorizes the Executive Director to utilize the qualified firms as necessary in an aggregate amount not to exceed \$40,000.00, and;

BE IT FURTHER RESOLVED, that the terms of the contract will be particularly enumerated in a professional services contract to be executed between the parties.

Resolution No.2207 Qualifying Architectural and Engineering

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2207
QUALIFYING ARCHITECTURAL AND ENGINEERING SERVICES**

WHEREAS, the Housing Authority of the Borough of Carteret solicited proposals from firms to be qualified to provide Architectural and Engineering services, and;

WHEREAS, the Authority received 1 proposal from the firms of LAN Associates, 445 Godwin Ave, Ste 9, Midland Park, NJ 07432, and;

WHEREAS, the proposal was reviewed by the Executive Director, the Assistant Executive Director and Bookkeeper and presented to the Board of Commissioners of the Carteret Housing Authority;

NOW THEREFORE BE IT RESOLVED, that the firm of LAN Associates, 445 Godwin Ave, Ste 9, Midland Park, NJ 07432 is hereby qualified to provide Architectural and Engineering services for the Carteret Housing Authority per the attached pricing sheet, and;

BE IT FURTHER RESOLVED, that this resolution authorizes the Executive Director to utilize the qualified firm as necessary in an aggregate amount not to exceed \$40,000.00, and;

BE IT FURTHER RESOLVED, that the terms of the contract will be particularly enumerated in a professional services contract to be executed between the parties.

Resolution No.2208 Authorizing Contracts with Certain Approved State Contract Vendors for 2026

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2208
AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR
CONTRACTING UNITS PURSUANT TO N.J.S.A. 40A:11-12a FOR 2026**

WHEREAS, the Carteret Housing Authority, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

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

WHEREAS, the Carteret Housing Authority intends to enter into contracts with the attached Referenced State Contract Vendors through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts;

NOW THEREFORE BE IT RESOLVED, that the Carteret Housing Authority authorizes the Purchasing Agent to purchase certain goods or services from those approved New Jersey State Contract Vendors on the attached list, pursuant to all conditions of the individual State contracts; and

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

BE IT FURTHER RESOLVED, that the duration of the contracts between the Carteret Housing Authority and the Referenced State Contract Vendors shall be from January 1, 2026 to December 31, 2026.

Resolution No.2209 Authorizing Closeout of Public Housing (see attached)

A motion to adopt a consent agenda for Resolutions No.2193, No.2194, No.2195, No.2196, No.2197, No.2198, No.2199, No.2200, No.2201, No.2202, No.2203, No.2204, No.2205, No.2206, No.2207, No.2208, and No.2209 was made by Commissioner Bohanek, seconded by Commissioner Hansen and upon roll call all present voted aye, nays none.

COMMITTEES: The Housing Authority will host its annual Holiday Luncheon for family and senior residents of the Carteret Housing Authority on Thursday, December 18, 2025, in the main office community room.

ATTORNEY REPORT: The Attorney reported progress.

COMMISSIONERS COMMENTS: The Board and those in attendance extended holiday and New Year well wishes to one another.

AUDIENCE COMMENTS:

A motion to open the meeting to the public was made by Commissioner Bohanek, seconded by Vice Chairman Gasparro and all present voted aye, nays none.

No public comments were made.

A motion to close the meeting to the public was made by Commissioner Bohanek, seconded by Commissioner Hansen and all present voted aye, nays none.

A motion to adjourn the meeting was made by Commissioner Cherepski, seconded by Commissioner Hansen and all present voted aye, nays none.

The meeting was adjourned at 6:17pm.

Respectfully Submitted,



Eric F.M. Chubenko
Executive Director

HOUSING AUTHORITY OF THE BOROUGH OF CARTERET

96 ROOSEVELT AVENUE
CARTERET, NJ 07008
(732) 541 - 6800
FAX (732) 541 - 2867
TDD/TTY(800)545-1833 ext.845

Iris Colon
Chairwoman

Joseph Gasparro
Vice Chairman

Commissioners:
Chester Bohanek Jr.
Dennis Cherepski
Kyle Hansen
Richard Hrycuna
Ronald Rios

Eric F. M. Chubenko
Executive Director

Amanda Riley
Assistant Executive Director

Eric Lange, Esq.
Counsel

Section 8 Bills

January 2026

Carteret Housing Authority

\$ 35,000.00

Total:

\$ 35,000.00

A handwritten signature in dark ink, appearing to be 'Ee' or similar, located at the bottom right of the page.

January 2026

State Health Benefits	\$ 26,958.95
State Health Ben.Chap.88	8,466.43
Vision Service Plan	365.18
Horizon Healthcare DentServ.	2,781.31
urdith Wojewudzki	202.90
egina Zajkowski	202.90
anne Mazan	202.90
Elizabethtown Gas Co	23,215.11
S.E. & G. Co.	38,208.32
Middlesex Water	41,878.63
omcast	PENDING
David W. Ciarrocca	3,225.00
Polan & Associates	3,384.00
& G Exterminators	160.00
U.S. Postal Service	500.00
Greenlight	100.00
Eric Chubenko	5,880.14
Amazon Web Services	32.00
eady Refresh	127.20
icoh	122.34
ITN	703.73
JPHAJIF	111,723.50
Lawngeivity	6,455.00
Amazon Web Services	2,504.11
erco Heating & Cooling	277.50
&K Equipment Co.	904.70
Birdsall	1,556.80
Edison Heating & Cooling	775.00
ords Lawnmower	224.71
Grainger	817.36
Home Depot	5,145.37
ersey Uniform	969.90
ohnstone	1,291.67
& J Company Electrical Contracto	835.00
Maffey Lock	1,852.00
Ice Concepts Group	13.89
ers Chemical Company	13,948.00
. Brothers	1,720.00
. Theo Painting	2,100.00
pruce Industries	207.00
ummit Appliance	2,696.00
Wolverine Brass	930.78

Benefits
Benefits
Benefits
Benefits
Medicare Reimb
Medicare Reimb
Medicare Reimb
Utility
Utility/Distribution
Utility
Telephone
Accountant
Attorney
Pest Control
Postage
Computer Service
Reimbursement
Email
Water
Contract Cost
Tenant Screening
Insurance
Landscaping
Maintenance Materials
Contract Cost
Maintenance Materials
Maintenance Materials
HVAC Service
Maintenance Materials
Maintenance Materials
Maintenance Materials
Maintenance Uniforms
Maintenance Materials
Electrical Repair
Rekey
Office Supplies
Ice Melt
Site Repair
Unit Turnover
Maintenance Materials
Appliances
Maintenance Materials

<u>Capital Fund Program</u>		
David W. Ciarrocca	\$ 675.00	MOD Coordinator

Capital Fund Total	\$	675.00
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GRAND TOTAL \$ 314,340.33



2026 HOUSING AUTHORITY BUDGET RESOLUTION

Carteret Housing Authority

FISCAL YEAR: January 01, 2026 to December 31, 2026

WHEREAS, the Annual Budget for Carteret Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented before the governing body of the Carteret Housing Authority at its open public meeting of December 16, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$13,029,560.00, Total Appropriations including any Accumulated Deficit, if any, of \$12,809,187.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$90,300.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$90,300.00; and

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Carteret Housing Authority, at an open public meeting held on December 16, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Carteret Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026, is hereby approved; and

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

BE IT FURTHER RESOLVED, that the governing body of the Carteret Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on January 20, 2026.

chaeric@aol.com

(Secretary's Signature)

1/20/2026

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Iris Colon				
Joseph Gasparro				
Chester Bohanek Jr.				
Dennis Cherepski				
Kyle Hansen				
Richard Hrycuna				
Ronald Rios				

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2211
FY2025 PHAS SUBMISSION
PUBLIC HOUSING ASSESSMENT SYSTEM**

WHEREAS, the U.S. Department of Housing and Urban Development requires that a Public Housing Assessment System submission be filed electronically on an annual basis, and;

WHEREAS, this system is utilized to assess the management of the Public Housing Program for the Authority's past fiscal year 2025, and;

NOW THEREFORE BE IT RESOLVED, that the Executive Director is authorized to submit the required information for Authority's FY2025 PHAS to the US Dept of HUD.

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2212
FY2025 SEMAP CERTIFICATION
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM**

WHEREAS, The U.S. Department of Housing and Urban Development requires that a Section 8 Management Assessment Program Certification be submitted annually, and;

WHEREAS, this system is utilized to assess the management of the Section 8 Program for the Authority's past fiscal year 2025;

NOW THEREFORE BE IT RESOLVED, that the certification be approved and submitted to the HUD area office and that the Executive Director be authorized to certify the data upon its submission.

**CARTERET HOUSING AUTHORITY
REGULAR MEETING AGENDA
MARCH 17, 2026**

THIS MEETING WAS ADVERTISED ACCORDING TO THE OPEN PUBLIC MEETINGS ACT.

CALL TO ORDER

ROLL CALL:

COMMISSIONERS: CHESTER BOHANEK JR., DENNIS CHEREPSKI,
IRIS COLON, JOSEPH GASPARRO, KYLE HANSEN, RICHARD HRYCUNA,
RONALD RIOS, **EXECUTIVE DIRECTOR:** ERIC F. M. CHUBENKO, **ASSISTANT
EXECUTIVE DIRECTOR:** AMANDA RILEY, **ATTORNEY:** ERIC LANGE

MINUTES: Regular Meeting 1/20/26

MOTION TO ADOPT:

SECOND:

VOTE:

COMMUNICATIONS:

MOTION TO ADOPT:

SECOND:

VOTE:

BILLS:

MOTION TO PAY:

SECOND:

VOTE:

NEW BUSINESS:

Resolution No.2213 Award Contract for Lawn Care Services

COMMITTEES:

PERSONNEL, FINANCE, & ADMINISTRATION:

CHESTER BOHANEK JR., IRIS COLON, RICHARD HRYCUNA

BUILDINGS, GROUNDS & MAINTENANCE:

CHESTER BOHANEK JR., KYLE HANSEN, JOSEPH GASPARRO

DRUG AWARENESS & EDUCATION:

IRIS COLON, JOSEPH GASPARRO, CHESTER BOHANEK JR.

SENIOR SERVICES AND SOCIAL PROGRAMS:

KYLE HANSEN, CHESTER BOHANEK JR., DENNIS CHEREPSKI

COMMUNITY SERVICE PROGRAM:

RONALD RIOS, IRIS COLON, DENNIS CHEREPSKI

TENANT SELECTION:

IRIS COLON, CHESTER BOHANEK JR., DENNIS CHEREPSKI

LIAISON COMMITTEE TO BOROUGH OF CARTERET:

IRIS COLON, JOSEPH GASPARRO, RONALD RIOS, ERIC CHUBENKO

ATTORNEY'S REPORT:

ERIC LANGE

COMMISSIONERS COMMENTS:

AUDIENCE COMMENTS:

**REGULAR MEETING
AGENDA
JANUARY 20, 2026**

The Regular Meeting was called to order by Executive Director, Eric F.M. Chubenko at 6:05pm. The Executive Director stated that the meeting was advertised according to the Open Public Meetings Act.

Upon roll call, the following answered present:

Chester Bohanek Jr., Commissioner	Dennis Cherepski, Commissioner
Joseph Gasparro, Vice Chairman	Kyle Hansen, Commissioner
Ronald Rios, Commissioner	Eric F.M. Chubenko, Executive Director
Amanda Riley, Asst. Executive Director	Eric Lange, Attorney

Absent/Excused: Iris Colon, Chairwoman Richard Hycuna, Commissioner

MINUTES: A motion was made by Commissioner Bohanek and seconded by Commissioner Cherepski to adopt the minutes from the Annual Reorganization and Regular Meeting of December 16, 2025. All present voted aye, nays none and Commissioner Rios abstained.

COMMUNICATIONS: None

BILLS: A motion to pay the bills was made by Commissioner Hansen seconded by Commissioner Bohanek and upon roll call all present voted aye, nays none.

NEW BUSINESS: The Executive Director provided a brief overview of each resolution. He reported that the annual holiday luncheon and program for the residents was successful and noted that senior residents have expressed overwhelming satisfaction with the completed bathroom renovations.

Resolution No.2210 FY2026 Budget Adoption (attached)

Resolution No.2211 FY2025 PHAS Submission

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2211
FY2025 PHAS SUBMISSION
PUBLIC HOUSING ASSESSMENT SYSTEM**

WHEREAS, the U.S. Department of Housing and Urban Development requires that a Public Housing Assessment System submission be filed electronically on an annual basis, and;

WHEREAS, this system is utilized to assess the management of the Public Housing Program for the Authority's past fiscal year 2025, and;

NOW THEREFORE BE IT RESOLVED, that the Executive Director is authorized to submit the required information for Authority's FY2025 PHAS to the US Dept of HUD.

Resolution No.2212 FY2025 SEMAP Submission

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2212
FY2025 SEMAP CERTIFICATION
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM**

WHEREAS, The U.S. Department of Housing and Urban Development requires that a Section 8 Management Assessment Program Certification be submitted annually, and;

WHEREAS, this system is utilized to assess the management of the Section 8 Program for the Authority's past fiscal year 2025;

NOW THEREFORE BE IT RESOLVED, that the certification be approved and submitted to the HUD area office and that the Executive Director be authorized to certify the data upon its submission.

A motion to adopt a consent agenda for Resolutions No.2210, No.2211, and No.2212 was made by Commissioner Rios, seconded by Vice Chairman Gasparro and upon roll call all present voted aye, nays none.

COMMITTEES: No committee reports.

ATTORNEY REPORT: The Attorney reported progress.

COMMISSIONERS COMMENTS: Commissioner Rios extended New Year's greetings to the Board.

AUDIENCE COMMENTS:

The Executive Director indicated that there was no public present, so no motion was made to open the meeting to the public.

A motion to adjourn the meeting was made by Commissioner Rios, seconded by Commissioner Hansen and all present voted aye, nays none.

The meeting was adjourned at 6:13pm.

Respectfully Submitted,



Eric F.M. Chubenko
Executive Director

HOUSING AUTHORITY OF THE BOROUGH OF CARTERET

96 ROOSEVELT AVENUE
CARTERET, NJ 07008
(732) 541 - 6800
FAX (732) 541 - 2867
TDD/TTY(800)545-1833 ext.845

Iris Colon
Chairwoman

Joseph Gasparro
Vice Chairman

Commissioners:
Chester Bohanek Jr.
Dennis Cherepski
Kyle Hansen
Richard Hrycuna
Ronald Rios

Eric F. M. Chubenko
Executive Director

Amanda Riley
Assistant Executive Director

Eric Lange, Esq.
Counsel

Section 8 Bills

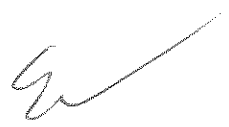
February & March 2026

Carteret Housing Authority

\$ 100,000.00

Total:

\$ 100,000.00



Carteret Housing Authority

Bill List

March 2026

Draft

C H A Operating Budget

State Health Benefits	\$ 87,949.30
State Health Ben.Chap.88	2,163.19
Vision Service Plan	730.36
Horizon Healthcare DentServ.	5,562.62
Judith Wojewudzki	405.80
Regina Zajkowski	405.80
Joanne Mazan	405.80
Elizabethtown Gas Co	58,581.59
P.S.E. & G. Co.	PENDING
Middlesex Water	21,253.76
Comcast	PENDING
David W. Ciarrocca	7,800.00
Nolan & Associates	1,800.00
E & G Exterminators	1,270.00
U.S. Postal Service	1,000.00
Greenlight	200.00
Amazon Web Services	64.00
Ready Refresh	179.96
Ricoh	171.10
NTN	102.36
Management Comp. Service	10,585.00
MARC NAHRO	150.00
Philadelphia Ins. Companies	7,577.67
Affordable Housing Network	4,000.00
Chester Bohanek	210.00
Eric Chubenko	280.00
Eric Chubenko	210.00
Eric Chubenko	5,218.70
Eric Chubenko	2,053.41
Amanda Riley	210.00
Amanda Riley	280.00
Amanda Riley	557.67
Amanda Riley	55.97
Aerco Heating & Cooling	888.78
Amazon Web Services	6,583.37
Sumgartners	326.92
Isall	4,205.37
Ards Lawnmower	5,626.70
Grainger	1,971.77
HD Supply	3,635.60
Home Depot	1,250.23
Johnstone	2,780.41
K & J Company Electrical Contracto	668.00
LJ Security	936.00
Lowes	2,694.25
Maffey's Lock	1,852.00
PDQ	428.10
Phoenix Specialties	502.00
Office Concepts Group	324.20
S. Brothers	13,425.00
Spruce Industries	797.13

Benefits
Benefits
Benefits
Benefits
Medicare Reimb
Medicare Reimb
Medicare Reimb
Utility
Utility/Distribution
Utility
Telephone
Accountant
Attorney
Pest Control
Postage
Computer Service
Email
Water
Contract Cost
Tenant Screening
Software
Membership Dues
Insurance
Contract Cost
Per Diem
Per Diem
Per Diem
Reimbursements
Reimbursements
Per Diem
Per Diem
Reimbursements
Reimbursements
Contract Cost
Maintenance Materials
Maintenance Materials
Maintenance Materials
Maintenance Materials
Maintenance Materials
Maintenance Materials
Maintenance Materials
Maintenance Materials
Electrical Repair
Contract Cost
Maintenance Materials
Contract Cost
Maintenance Materials
Maintenance Materials
Office Supplies
Site Repair
Maintenance Materials

GRAND TOTAL \$ 270,329.89



**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2213
AWARD CONTRACT FOR LAWN CARE SERVICES**

WHEREAS, the Housing Authority of the Borough of Carteret desires the services of a lawn cutting contractor and solicited quotations for the upcoming grass cutting season, and;

WHEREAS, the Authority specified 24 cuts varying throughout the months of April through November, included grass cutting, edging and weedwacking/trimming as well as pulling of weeds from all landscaped beds for all of the properties including the office building, and;

WHEREAS, the Authority also requested a quote for up to 2 leaf cleanups with one of each occurring in April and one in November of each year, and;

WHEREAS, the Authority solicited pricing for a period of up to two years, and;

WHEREAS, the Authority solicited quotations from multiple vendors and three proposals were received and reviewed by the administrative staff and the QPA as follows:

Company	Grass Cutting	Leaf Cleanup
Lawngevity Landscape and Design	\$27,000.00 2026	\$5,000.00 2026
102 Dorothy St, Carteret, NJ	\$27,000.00 2027	\$5,000.00 2027
Master Design Landscaping	\$27,600.00 2026	\$5,000.00 2026
28 Hermann Ave, Carteret, NJ	\$27,600.00 2027	\$5,000.00 2027
D'Onofrio & Son Inc	\$72,520.00 2026	\$11,200.00 2026
47 Van Ness Terrace, Maplewood, NJ	\$72,520.00 2027	\$11,200.00 2027

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the Authority authorizes a lawn services contract with Lawngevity, 102 Dorothy St, Carteret, NJ 07008, for lawn care services and leaf cleanups in the Spring and Fall for the 2026 and 2027 grass cutting seasons, in an amount not to exceed \$32,000.00 for 2026 and \$32,000.00 for 2027.

**CARTERET HOUSING AUTHORITY
REGULAR MEETING AGENDA
JUNE 16, 2026**

THIS MEETING WAS ADVERTISED ACCORDING TO THE OPEN PUBLIC MEETINGS ACT.

CALL TO ORDER

ROLL CALL:

COMMISSIONERS: CHESTER BOHANEK JR., DENNIS CHEREPSKI,
IRIS COLON, JOSEPH GASPARRO, KYLE HANSEN, RONALD RIOS,
EXECUTIVE DIRECTOR: ERIC F. M. CHUBENKO, **ASSISTANT EXECUTIVE
DIRECTOR:** AMANDA RILEY, **ATTORNEY:** ERIC LANGE

MINUTES: Regular Meeting 3/17/26

MOTION TO ADOPT:

SECOND:

VOTE:

COMMUNICATIONS:

MOTION TO ADOPT:

SECOND:

VOTE:

BILLS:

MOTION TO PAY:

SECOND:

VOTE:

NEW BUSINESS:

Resolution No.2214 Open RAD-Project Based Voucher Family Waiting List for 1 Bedroom Units

COMMITTEES:

PERSONNEL, FINANCE, & ADMINISTRATION:

CHESTER BOHANEK JR., IRIS COLON, KYLE HANSEN

BUILDINGS, GROUNDS & MAINTENANCE:

CHESTER BOHANEK JR., KYLE HANSEN, JOSEPH GASPARRO

DRUG AWARENESS & EDUCATION:

IRIS COLON, JOSEPH GASPARRO, CHESTER BOHANEK JR.

SENIOR SERVICES AND SOCIAL PROGRAMS:

KYLE HANSEN, CHESTER BOHANEK JR., DENNIS CHEREPSKI

COMMUNITY SERVICE PROGRAM:

RONALD RIOS, IRIS COLON, DENNIS CHEREPSKI

TENANT SELECTION:

IRIS COLON, CHESTER BOHANEK JR., DENNIS CHEREPSKI

LIAISON COMMITTEE TO BOROUGH OF CARTERET:

IRIS COLON, JOSEPH GASPARRO, RONALD RIOS, ERIC CHUBENKO

ATTORNEY'S REPORT:

ERIC LANGE

COMMISSIONERS COMMENTS:

AUDIENCE COMMENTS:

**REGULAR MEETING
AGENDA
MARCH 17, 2026**

The Regular Meeting was called to order by Chairwoman Iris Colon at 6:02pm. Chairwoman Colon stated that the meeting was advertised according to the Open Public Meetings Act.

Upon roll call, the following answered present:

Chester Bohanek Jr., Commissioner	Dennis Cherepski, Commissioner
Iris Colon, Chairwoman	Joseph Gasparro, Vice Chairman
Kyle Hansen, Commissioner	Richard Hycuna, Commissioner
Eric F.M. Chubenko, Executive Director	Amanda Riley, Asst. Executive Director
Eric Lange, Attorney	

Absent/Excused: Ronald Rios, Commissioner

MINUTES: A motion was made by Commissioner Bohanek and seconded by Vice Chairman Gasparro to adopt the minutes from the Annual Reorganization and Regular Meeting of January 20, 2026. All present voted aye, nays none.

COMMUNICATIONS: None

BILLS: A motion to pay the bills was made by Commissioner Bohanek and seconded by Vice Chairman Gasparro and upon roll call all present voted aye, nays none.

NEW BUSINESS: The Executive Director provided an overview of the resolution to award the contract for lawn care services and spring and fall leaf cleanup for the 2026 and 2027 grass-cutting seasons. He advised the Board that Frank Slomko, Maintenance Repairer, will be retiring at the end of the month after 25 years of service. He extended his well wishes and thanked him for his dedicated service to the Housing Authority.

Resolution No.2213 Award Contract for Lawn Care Services

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2213
AWARD CONTRACT FOR LAWN CARE SERVICES**

WHEREAS, the Housing Authority of the Borough of Carteret desires the services of a lawn cutting contractor and solicited quotations for the upcoming grass cutting season, and;

WHEREAS, the Authority specified 24 cuts varying throughout the months of April through November, included grass cutting, edging and weedwacking/trimming as well as pulling of weeds from all landscaped beds for all of the properties including the office building, and;

WHEREAS, the Authority also requested a quote for up to 2 leaf cleanups with one of each occurring in April and one in November of each year, and;

WHEREAS, the Authority solicited pricing for a period of up to two years, and;

WHEREAS, the Authority solicited quotations from multiple vendors and three proposals were received and reviewed by the administrative staff and the QPA as follows:

Company	Grass Cutting	Leaf Cleanup
Lawngevity Landscape and Design	\$27,000.00 2026	\$5,000.00 2026
102 Dorothy St, Carteret, NJ	\$27,000.00 2027	\$5,000.00 2027

Carteret Housing Authority
Minutes of Regular Meeting
March 17, 2026

Master Design Landscaping	\$27,600.00 2026	\$5,000.00 2026
28 Hermann Ave, Carteret, NJ	\$27,600.00 2027	\$5,000.00 2027

D'Onofrio & Son Inc	\$72,520.00 2026	\$11,200.00 2026
47 Van Ness Terrace, Maplewood, NJ	\$72,520.00 2027	\$11,200.00 2027

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the Authority authorizes a lawn services contract with Lawngevity, 102 Dorothy St, Carteret, NJ 07008, for lawn care services and leaf cleanups in the Spring and Fall for the 2026 and 2027 grass cutting seasons, in an amount not to exceed \$32,000.00 for 2026 and \$32,000.00 for 2027.

A motion to adopt Resolution No.2213 was made by Commissioner Hansen, seconded by Vice Chairman Gasparro and upon roll call all present voted aye, nays none.

COMMITTEES: No committee reports.

ATTORNEY REPORT: The Attorney reported progress.

COMMISSIONERS COMMENTS: None

AUDIENCE COMMENTS:

The Executive Director indicated that there was no public present, so no motion was made to open the meeting to the public.

A motion to adjourn the meeting was made by Vice Chairman Gasparro, seconded by Commissioner Cherepski and all present voted aye, nays none.

The meeting was adjourned at 6:10pm.

Respectfully Submitted,


Eric F.M. Chubenko
Executive Director

HOUSING AUTHORITY OF THE BOROUGH OF CARTERET

96 ROOSEVELT AVENUE
CARTERET, NJ 07008
(732) 541 - 6800
FAX (732) 541 - 2867
TDD/TTY(800)545-1833 ext.845

Iris Colon
Chairwoman

Joseph Gasparro
Vice Chairman

Commissioners:
Chester Bohanek Jr.
Dennis Cherepski
Kyle Hansen
Ronald Rios

Eric F. M. Chubenko
Executive Director

Amanda Riley
Assistant Executive Director

Eric Lange, Esq.
Counsel

Section 8 Bills

April/May/June 2026

Carteret Housing Authority

\$ 150,000.00

Total:

\$ 150,000.00



Carteret Housing Authority

Bill List

April - June 2026

Operating Budget

NJ State Health Benefits	\$ 212,038.51
NJ State Health Ben.Chap.88	30,609.55
Vision Service Plan	730.36
Horizon Healthcare DentServ.	8,626.40
Judith Wojewudzki	608.70
Regina Zajkowski	608.70
Joanne Mazan	608.70
Frank Slomko	608.70
Elizabethtown Gas Co	42,913.98
P.S.E. & G. Co.	69,116.42
Middlesex Water	63,835.56
Comcast	5,714.34
David W. Ciarrocca	11,775.00
Nolan & Lange	6,546.00
E & G Exterminators	2,360.00
U.S. Postal Service	1,500.00
Greenlight	300.00
Amazon Web Services	96.00
Ready Refresh	393.49
Ricoh	2,512.77
Shred-It	405.42
Quadiant	164.97
NJNAHRO	3,070.00
NJAHRA	396.00
NTN	127.95
Eric Chubenko	5,205.93
Amanda Riley	139.37
Eric Chubenko	280.00
Amanda Riley	280.00
Chester Bohanek Jr.	280.00
Joseph Gasparro	280.00
Kyle Hansen	280.00
Michelle McFadden	210.00
Eric Chubenko	4,330.18
Kyle Hansen	465.17
Michelle McFadden	355.17
Michelle Kitchen	107.89
Eric Chubenko	280.00
Amanda Riley	280.00
Eric Chubenko	2,415.79
Michelle McFadden	65.41
Aerco Heating & Cooling	1,484.89
Amazon Web Services	328.00
Atlantic Tire	1,078.26
Baumgartners	2,224.30
Birdsall	1,009.88
Edison Heating and Cooling	326.00
Grainger	3,861.79
HD Supply	2,512.77
Home Depot	2,742.31
JD Flooring	1,699.47
Johnstone	2,895.02
Lowes	4,363.53
Office Concepts	3,866.04
Pride Landscape Supply	1,157.97
Ricciardi Brothers	2,030.29
S. Brothers	7,935.00
Summit Appliance	2,286.00
Wolverine Brass	1,446.00

GRAND TOTAL

\$ 524,169.95

Benefits
Benefits
Benefits
Benefits
Medicare Reimb
Medicare Reimb
Medicare Reimb
Medicare Reimb
Utility
Utility/Distribution
Utility
Telephone
Accountant
Attorney
Pest Control
Postage
Computer Service
Email
Water
Contract Cost
Shredding Services
Postage Meter Supplies
Conference
Conference
Tenant Screening
Reimbursements
Reimbursements
Per Diem
Per Diem
Per Diem
Per Diem
Per Diem
Per Diem
Reimbursements
Reimbursements
Reimbursements
Reimbursements
Per Diem
Per Diem
Reimbursements
Reimbursements
Contract Cost
Maintenance Materials
Vehicle Maintenance
Maintenance Materials
Maintenance Materials
Contract Cost
Maintenance Materials
Maintenance Materials
Maintenance Materials
Contract Cost
Maintenance Materials
Maintenance Materials
Maintenance Materials
Office Supplies
Maintenance Materials
Maintenance Materials
Snow Removal
Maintenance Materials
Maintenance Materials

EW

**CARTERET HOUSING AUTHORITY
RESOLUTION NO.2214
OPEN RAD-PROJECT BASED VOUCHER FAMILY 1 BEDROOM WAITING LIST
FOR INDIVIDUALS QUALIFYING FOR THE RESIDENT PREFERENCE**

WHEREAS, the Authority desires to open the RAD-Project Based Voucher Family Waiting List for 1 bedroom apartments for individuals qualifying for the resident preference, and;

WHEREAS, due to the current turnover projections there is a need to add applicants to the RAD-Project Based Voucher Family Waiting List for 1 bedroom apartments, and;

WHEREAS, based on the current waiting list it would be advantageous to open the RAD-Project Based Voucher Family Waiting List for 1 bedroom apartments for individuals qualifying for the resident preference;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the RAD-Project Based Voucher Family Waiting List for 1 bedroom apartments for individuals qualifying for the resident preference be advertised to opened on July 2026 at 9am and ending on July 2026 at 3pm via the adopted lottery process for 25 applicants, and;

BE IT FURTHER RESOLVED, that all applicants must apply via the electronic online format unless the applicant requests a paper application due to the lack of access to a computer, or due to a disability which would cause a hardship to complete the online application.