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1750	APPROVAL TO WRITE-OFF ACCOUNTS RECEIVABLE FOR PRIOR TENANTS WHO CEASED TENANCY WITH AMOUNTS STILL DUE	6/12/2025
1751	APPROVAL OF THE ANNUAL AUDIT REPORT FOR THE FISCAL YEAR ENDING JUNE 30, 2024	
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1764	RESOLUTION APPOINTING A FUND COMMISSIONER FOR NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (JIF) FOR FUND YEAR 2026	11/13/2025

[illegible]

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF  
RAHWAY**

**RESOLUTION NO. 1738**

**DATE OF ADOPTION: March 13, 2025**

**SUBJECT:** CONFIRMATION AND APPROVAL OF THE 2025  
FLAT RENTS TO UPDATE THE 2024 FLAT RENTS IN  
ACCORDANCE WITH HUD PUBLIC HOUSING RENT  
PROGRAMS FOR THE TWELVE MONTH PERIOD  
STARTING JANUARY 1, 2025, TO DECEMBER 31, 2025.

**THE FOLLOWING RESOLUTION** was presented by the Executive  
Director/Secretary at a Regular Meeting held on March 13, 2025:

**WHEREAS**, the Rahway Housing Authority (hereinafter the  
"Authority") operates a Public Housing Programs hereinafter (the "Public  
Housing Programs"), in accordance with regulations promulgated by the United  
States Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, HUD allows that the Authority adopt Flat Rent standards for the  
Public Housing Program; and

**WHEREAS**, the Authority has determined to replace the current 2024  
flat rents with the revised 2025 flat rents in accordance with Flat Rate  
submission requirements of HUD including PIH 2017 and PIH 2021-  
2025, effective January 1, 2025 and

**WHEREAS**, HUD allowed Public Housing Authority's to exercise  
flexibility and establish alternate requirements in accordance with the terms of  
moving to work and approved annual plan.

Flat Rents have been updated as follows:

Apartment Size	New 2025 (Utilities Included)	Old 2024 (Utilities Included)	New 2025 (Utilities Not Included)	Old 2024 (Utilities Not Included)
Efficiency	\$ 1,240.00	\$ 1,103.00	\$ 1,211.00	\$ 1,068.00
1 Bedroom	\$ 1,414.00	\$ 1,272.00	\$ 1,380.00	\$ 1,230.00
2 Bedroom (574)	\$ 1,712.00	\$ 1,532.00	\$ 1,663.00	\$ 1,472.00
3 Bedroom (574)	\$ 2,156.00	\$ 1,939.00	\$ 2,101.00	\$ 1,871.00
3 Bedroom - Ruby	\$ 2,156.00	\$ 1,939.00	\$ 1,992.00	\$ 1,747.00
4 Bedroom - Ruby	\$ 2,452.00	\$ 2,240.00	\$ 2,266.00	\$ 2,033.00

**NOW, THEREFORE, BE IT RESOLVED**, the foregoing **WHEREAS** clauses are adopted as true and incorporated herein as if set forth here at length.

**IT IS FURTHER RESOLVED**, that the Authority hereby confirms, approves and replaces its 2024 Flat Rents with new Flat Rents for Public Housing effective January 1, 2025. Any Annual Recertifications or Interim Recertifications that are performed effective January 1, 2025, will reflect the above increase where applicable.

**COMMISSIONER Lesinski** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Pekarofski** and on a roll call vote the Ayes and Nays were as follows:

**AYES**

**Pekarofski  
Simon  
Kerobo  
Lesinski**

**NAYS**

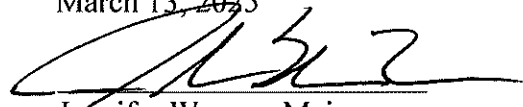
**ABSTAIN**

**ABSENT**

**Brooks  
Gonzalez  
Thomas**

**THE VICE-CHAIRPERSON** thereupon declared Resolution No. 1738 adopted.

I certify that the foregoing is  
a true copy of a resolution of  
the Housing Authority of the  
City of Rahway adopted on  
March 13, 2025



Jennifer Wenson Maier,  
Executive Director/Secretary



**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1739**

**DATE OF ADOPTION: MARCH 13, 2025**

**SUBJECT: APPROVING SHARED SERVICE AGREEMENT  
BETWEEN THE LAKEWOOD HOUSING AUTHORITY  
AND THE RAHWAY HOUSING AUTHORITY  
FOR BOOKKEEPING/TRAINING SERVICES**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on March 13, 2025:

**WHEREAS**, the Lakewood Housing Authority (the "LHA") has a desire to maximize revenue opportunities due to lost revenues from reduced HUD subsidies; and

**WHEREAS**, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1, et seq.), permits, authorizes, and encourages public bodies to enter into agreements with each other for cost saving purposes; and

**WHEREAS**, the Rahway Housing Authority (RHA) has determined that it is in need of bookkeeping/training services and reached out to the LHA regarding providing such services; and

**WHEREAS**, the LHA has a highly qualified employee, Teresa Acosta, who possesses the expertise and experience to provide the RHA's bookkeeping/training service needs; and

**WHEREAS**, the parties have determined it to be in their mutual best interest to enter into a Shared Service Agreement for bookkeeping/training services at a rate of Sixty Five and 00/100 Dollars (\$65.00) per hour; and

**WHEREAS**, both the LHA and RHA recognize the value and economic benefit in shared bookkeeping/training services and desire to enter into a Shared Services Agreement whereby the LHA will designate Teresa Acosta to work on RHA matters as needed for approximately seven (7) hours per month but no more than seven (7) hours per week; and

**WHEREAS**, counsel has reviewed and approved the Shared Services Agreement to be entered into with the RHA;

JWM

March 13, 2025 Regular Meeting

Approved Resolution #1739

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the Rahway Housing Authority hereby approves entering into the Shared Service Agreement (see attached), between the Lakewood Housing Authority and the Rahway Housing Authority for bookkeeping/training services effective April 1, 2025 and that the Executive Director is hereby authorized to execute said agreement and to take any and all necessary administrative actions to implement this Resolution.

**COMMISSIONER Pekarofski** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Lesinski**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

**Pekarofski  
Simon  
Kerobo  
Lesinski**

**NAYS**

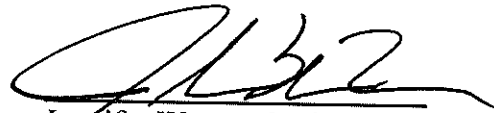
**ABSTAIN**

**ABSENT**

**Brooks  
Gonzalez  
Thomas**

**THE VICE-CHAIRPERSON** thereupon declared Resolution No. 1739 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on March 13, 2025.



Jennifer Wenson Maier  
Executive Director/Secretary

JWM

March 13, 2025 Regular Meeting  
Approved Resolution #1739

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1740**

**DATE OF ADOPTION: MARCH 13, 2025**

**SUBJECT:** AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT THE RFP SUBMITTED BY MIRKEL TO SUPPLY RHA WITH IT SERVICES

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a regular meeting held on March 13, 2025:

**WHEREAS**, the Rahway Housing Authority wishes to change their IT Services provider; and

**WHEREAS**, FIVE RFP's were received from the following companies:

Ocean Computer	\$26,000/yr., \$2,000 onboarding, \$2,000/mo.
NetConnect	\$31,705.56/yr., \$2,642.13/mo.
Techkooks	\$180,000/yr., \$15,000/mo.
Buzzclan	\$40,800/yr, \$3,400/mo.
Mirkhel IT Solutions	\$18,060/yr., \$1,505/mo.

;and

**WHEREAS**, Mirkhel IT Solutions is familiar with housing authorities and MEL JIF cyber security requirements for security and can help RHA benefit from annual discounts on insurance; and

**WHEREAS**, RHA feels that Mirkhel IT Solutions is the best choice for RHA.

**NOW, THEREFORE, BE IT RESOLVED** that the Rahway Housing Authority Board of Commissioners authorizes the Executive Director to accept the RFP of Mirkhel IT Solutions as the authority's IT Services supplier at an annual cost of \$18,060.

**COMMISSIONER Lesinski** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Pekarofski**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

**Pekarofski  
Simon  
Kerobo  
Lesinski**

**NAYS**

**ABSTAIN**

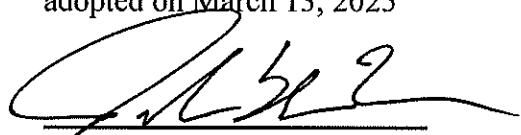
**ABSENT**

**Brooks  
Gonzalez  
Thomas**



**THE VICE-CHAIRPERSON** thereupon declared Resolution No. 1740 adopted.

I certify that the foregoing is a true  
copy of a resolution of the Housing  
Authority of the City of Rahway  
adopted on March 13, 2025

A handwritten signature in black ink, appearing to read 'JW Maier', written over a horizontal line.

Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1741**

**DATE OF ADOPTION: APRIL 10, 2025**

**RESOLUTION AUTHORIZING ADOPTION OF A 5-YEAR PLAN, ANNUAL PLAN,  
AND FY2024 CAPITAL FUND PROGRAM**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a regular meeting held on April 10, 2025:

**WHEREAS**, the Executive Director of the Housing Authority of the City of Rahway (the "Authority") has prepared an agency plan for the Authority, in accordance with regulations promulgated by the United States Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, the Authority's 5-Year Plan consists of a 5-Year Plan, the 2025 Capital Fund Grant and Capital Fund Program 5-Year Action Plan, and various certifications, hereinafter collectively referred to as the "2025 Agency Submittals"; and

**WHEREAS**, the Executive Director has submitted the same for review to the Authority's Board of Commissioners in the form annexed hereto; and

**WHEREAS**, in accordance with the New Jersey Open Public Meetings Act and HUD requirements, the Authority publicly advertised a Public Hearing in the Star Ledger on January 27, 2025, and conducted said Public Hearing on February 13, 2025, and also publicly advertised on March 9, 2025, and conducted a second Public Hearing on April 10, 2025, for the purpose of discussing the 2025 Annual CFP, the 2025 5-Year Plan as well as other 2025 Agency Submittals.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that they adopt the Authority's 5-Year Plan, the 2025 Annual CFP and 2025 Agency Submittals, in the form annexed hereto, subject to HUD review and approval; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized and directed to forward the same to HUD no later than April 10, 2025 for review and approval.

**COMMISSIONER SIMON** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER BROOKS**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

GONZALEZ  
PEKAROWSKI  
BROOKS  
SIMON  
KEROBO

**NAYS**

**ABSTAIN**

**ABSENT**

LESINSKI  
THOMAS

**THE CHAIRPERSON THEREUPON** declared Resolution No. 1741 adopted.

I certify that the foregoing is a true copy of  
a resolution of the Housing Authority of  
the City of Rahway adopted at a Regular  
Meeting held on April 10, 2025



Jennifer Wenson Maier  
Executive Director/Secretary

JWM

Approved Resolution No. 1741  
Regular Meeting April 10, 2025

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																				
A.1	<p>PHA Name: <u>Rahway Housing Authority</u>      PHA Code: <u>NJ032</u>          PHA Type: <input checked="" type="checkbox"/> Standard PHA   <input type="checkbox"/> Troubled PHA          PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u>          PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)          Number of Public Housing (PH) Units <u>273</u>    Number of Housing Choice Vouchers (HCVs) <u>192</u>    Total Combined Units/Vouchers <u>465</u>          PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission    <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th data-bbox="162 1444 435 1499">Participating PHAs</th> <th data-bbox="435 1444 565 1499">PHA Code</th> <th data-bbox="565 1444 862 1499">Program(s) in the Consortia</th> <th data-bbox="862 1444 1136 1499">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1136 1444 1437 1499">No. of Units in Each Program</th> </tr> <tr> <th colspan="4"></th> <th data-bbox="1136 1499 1279 1528">PH</th> <th data-bbox="1279 1499 1437 1528">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="162 1528 435 1619">Lead PHA:</td> <td data-bbox="435 1528 565 1619"></td> <td data-bbox="565 1528 862 1619"></td> <td data-bbox="862 1528 1136 1619"></td> <td data-bbox="1136 1528 1279 1619"></td> <td data-bbox="1279 1528 1437 1619"></td> </tr> <tr> <td data-bbox="162 1619 435 1722"></td> <td data-bbox="435 1619 565 1722"></td> <td data-bbox="565 1619 862 1722"></td> <td data-bbox="862 1619 1136 1722"></td> <td data-bbox="1136 1619 1279 1722"></td> <td data-bbox="1279 1619 1437 1722"></td> </tr> <tr> <td data-bbox="162 1722 435 1824"></td> <td data-bbox="435 1722 565 1824"></td> <td data-bbox="565 1722 862 1824"></td> <td data-bbox="862 1722 1136 1824"></td> <td data-bbox="1136 1722 1279 1824"></td> <td data-bbox="1279 1722 1437 1824"></td> </tr> <tr> <td data-bbox="162 1824 435 1938"></td> <td data-bbox="435 1824 565 1938"></td> <td data-bbox="565 1824 862 1938"></td> <td data-bbox="862 1824 1136 1938"></td> <td data-bbox="1136 1824 1279 1938"></td> <td data-bbox="1279 1824 1437 1938"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program						PH	HCV	Lead PHA:																							
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<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.  <b>Redeveloping 58 Family Units through the use of Low Income Housing Tax Credits and RAD/Section 18 Blend to PBV's..</b></p>
<b>B.3</b>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

B.5	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. <b>Rahway Housing Authority has met its Mission &amp; Goals of its 5 Year/Annual Plan</b></p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? <b>No, but the meetings were publicly advertised and a member of the Tenant's Association is on our Board.</b></p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form 50075.2 approved by HUD on 8/20/2024</p>

# Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

## 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 X 5-Year and/or X 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 7/1/2025, 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).

**Rahway Housing Authority**

PHA Name

**NJ032**

PHA Number/HA Code

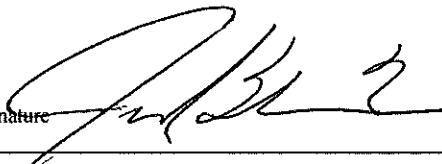
X  Annual PHA Plan for Fiscal Year **2025**

X  5-Year PHA Plan for Fiscal Years **2025 - 2029**

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 **Jennifer Wenson Maier**

Name of Board Chairman **James Pekarofski**

Signature  Date 4-10-25

Signature  Date 4-10-25



**PUBLIC NOTICE**

The Rahway Housing Authority has developed its 2025/2026 Agency Plan and 5 Year Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. It will be available for review at the Authority office located at 165 East Grand Avenue, Rahway, New Jersey on Monday, February 6, 2025 between the hours of 9:00 AM and 3:00 PM. A public hearing will be held on February 13th, 2025 at 7:30 pm at the Authority's office.  
Jennifer Wenson Maier  
Executive Director  
01/22/2024  
1/27/25            \$18.92

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, **AMY WAGNER**, the **DEPUTY COUNTY MANAGER/DIRECTOR OF ECONOMIC DEVELOPMENT**

certify that the 5-Year PHA Plan for fiscal years **7/1/25 TO 6/30/26** and/or Annual PHA Plan for fiscal year **2025-2026** of the **RAHWAY HOUSING AUTHORITY** is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


**UNION COUNTY HOUSING AUTHORITY (NJ113)**

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan. **THE RAHWAY HOUSING AUTHORITY (NJ032) IS COMMITTED TO PROVIDING QUALITY, AFFORDABLE HOUSING THAT IS DECENT AND SAFE TO ELIGIBLE FAMILIES IN THIS COMMUNITY, RHA STRIVES TO MAKE THE BEST USE OF RESOURCES SO THAT OUR RESIDENTS MAY LIVE IN AN ENVIRONMENT THAT IS CLEAN AND ATTRACTIVE.**

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

Name of Authorized Official: <b>AMY WAGNER</b>	Title: <b>DEPUTY COUNTY MANAGER/DIRECTOR OF ECONOMIC DEVELOPMENT</b>
Signature: 	Date: <b>3-24-25</b>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

## Civil Rights Certification

### Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year 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 fiscal year beginning **July 1, 2025** in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (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. 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.

RAHWAY HOUSING AUTHORITY

NJ032

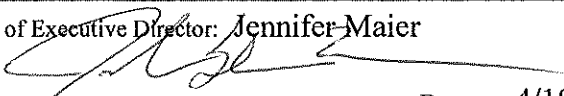
PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, 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: Jennifer Maier

Name of Board Chairperson: James Pekarofski

Signature  Date 4/10/25

Signature  Date 4/10/25

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1742**

**DATE OF ADOPTION: JUNE 12, 2025**

**RATIFYING THE LATE INTRODUCTION AND SUBMISSION OF RAHWAY  
HOUSING AUTHORITY'S ANNUAL BUDGET FOR THE FISCAL YEAR  
JULY 1, 2025 TO JUNE 30, 2026**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on June 12, 2025:

**WHEREAS**, the regulation deadline for introduction of the Authority's Annual Budget beginning July 1, 2025 is two months prior to the beginning of the Authority's fiscal year; and

**WHEREAS**, the Authority's budget projection is substantially affected by Congressional Appropriations; and

**WHEREAS**, changes and Congressional Appropriation and national agendas impeded the analysis of revenue thereby delaying introduction of the Annual Budget; and

**WHEREAS**, said Annual Budget was ready in June and so submitted.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Rahway Housing Authority authorizes its late Annual Budget submission as of June 12, 2025.

**COMMISSIONER Gonzalez** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Kerobo**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Kerobo  
Brooks  
Gonzalez  
Simon

**NAYS**

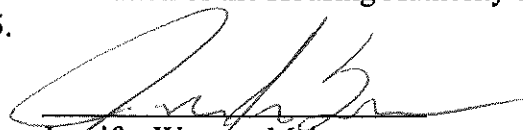
**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1742 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 12, 2025.



Jennifer Wenson Maier  
Executive Director/Secretary

**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. 12/31/2012)

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: Rahway Housing Authority

PHA Code: NJ 032

PHA Fiscal Year Beginning: July 1, 2025 **Board Resolution Number: 1743**

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

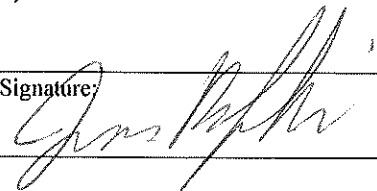
- ☒ Operating Budget approved by Board resolution on: June 12, 2025
- ☐ Operating Budget submitted to HUD, if applicable, on: \_\_\_\_\_
- ☐ Operating Budget revision approved by Board resolution on: \_\_\_\_\_
- ☐ Operating Budget revision submitted to HUD, if applicable, on: \_\_\_\_\_

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: Mr. James Pekarofski	Signature: 	Date: 6/12/25
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**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1744**

**DATE OF ADOPTION: JUNE 12, 2025**

**SUBJECT: AWARD CONTRACT TO POLCARI & CO. FOR THE  
AUTHORITY'S ANNUAL AUDIT FOR THE FISCAL YEAR  
ENDING JUNE 30, 2025**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on June 12, 2025.

**WHEREAS**, the Housing Authority of the City of Rahway (the "Authority") needs the services of an auditor to act as the Authority's auditor of its 2025 Fiscal Year books and records, which commenced on July 1, 2024 and shall terminate on June 30, 2025; and

**WHEREAS**, in order to comply with the professional procurement requirements of 24 CFR 85.36 and HUD's PIH Notice 90-47, the Authority published a notice in The Star Ledger May 1, 2025 (the "Notice") advising auditors they could request detailed Requests for Proposals (the "RFP") to provide auditing services to the Authority; and

**WHEREAS**, the following sources, notified of the RFP through the notice, were furnished the RFP:

**FIRM**  
**Polcari & Co.**

; and

**WHEREAS**, the proposal received in response to the RFP was opened at 3:00 PM on June 3, 2025 by the Executive Director and Housing Specialist, and was rated by the Executive Director in accordance with the evaluation system contained in the RFP, with the following proposal receiving the following score out of a maximum possible 100 points:

<b><u>FIRM</u></b>	<b><u>RATING</u></b>
<b>Polcari &amp; Co.</b>	<b>100</b>

**WHEREAS**, the Commissioners of the Housing Authority of the City of Rahway have discussed the qualifications of the firms that submitted a proposal and it is the conclusion of the Commissioners of the Authority that based upon the proposal submitted by Polcari & Co. (the "Auditor") the selection of Polcari & Co. to be the Authority's Auditor is in the best interest of the Authority; and

**NOW, THEREFORE, BE IT RESOLVED**, that the appropriate officers of the Authority are authorized and directed to execute a contract providing for the hiring of Polcari & Co. to perform the Audit for the Authority's 2024 Fiscal Year at a fee of \$14,000.00 (\$1,000 higher than the 2024 RFP).; and

**BE IT FURTHER RESOLVED**, that this contract has been awarded under the competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 90-47, and as a "Professional Service" under New Jersey Local Public Contracts Law, was procured fulfilling all requirements under New Jersey "Pay to Play" rules & regulations.

**COMMISSIONER Simon** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Kerobo**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Kerobo  
Brooks  
Gonzalez  
Simon

**NAYS**

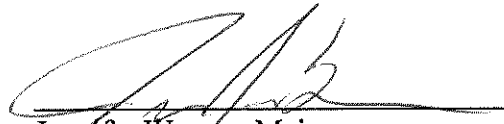
**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1744 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 12, 2025.



Jennifer Wenson Maier  
Executive Director/Secretary



**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1745**

**DATE OF ADOPTION: JUNE 12, 2025**

**SUBJECT: AWARD CONTRACT TO DAVID CIARROCCA, C.P.A. FOR  
ACCOUNTING SERVICES FOR THE 2025 – 2026 FISCAL YEAR**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/  
Secretary at a Regular Meeting held on June 12, 2025:

**WHEREAS**, in order to comply with the professional procurement requirements of 24 CFR 85.36 and HUD's PIH Notice 90-47, the Authority published a notice in The Star Ledger on May 1, 2025 (the "Notice") advising Accountants they could request detailed requests for proposals (the "RFP") to provide accounting services to the Authority; and

**WHEREAS**, the following sources notified of the RFP through the Notice and which requested an RFP, were furnished the RFP:

**FIRM**

**David Ciarrocca, C.P.A.**

; and

**WHEREAS**, the one (1) proposal in response to the RFP was opened at 3:00 PM, June 3, 2025 by the Executive Director and Housing Specialist, and was rated by the Executive Director in accordance with the evaluation system contained in the RFP, with the following proposal receiving the following score out of a maximum possible 100 points:

**FIRM**

**RATING**

**David Ciarrocca, C.P.A.**

**100**

; and

**WHEREAS**, the Commissioners of the Housing Authority of the City of Rahway have discussed the qualifications of the firm which submitted a proposal and it is the conclusion of the Commissioners of the Authority that, based upon the proposal submitted by David Ciarrocca, C.P.A. (the "Accountant") the selection of David Ciarrocca, C.P.A. to be the Authority's Accountant is in the best interest of the Authority; and

**NOW, THEREFORE, BE IT RESOLVED**, that the appropriate officers of the Authority are authorized and directed to execute a contract providing for the hiring of

JWM

Adopted Resolution No. 1745  
Regular Meeting June 12, 2025

David Ciarrocca, C.P.A. to serve as the Authority's 2025 Fiscal Year Accountant at a fee of \$42,000.00 (an increase of \$9,900 over 2024's fee); and

**BE IT FURTHER RESOLVED**, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 90-47, and as a "Professional Service" under New Jersey Local Public Contracts Law, was procured fulfilling all requirements under New Jersey "Pay to Play" rules & regulations.

**COMMISSIONER Simon** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Brooks**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Kerobo  
Brooks  
Gonzalez  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1745 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 12, 2025.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1746**

**DATE OF ADOPTION: JUNE 12, 2025**

**SUBJECT:** AWARD CONTRACT TO EDWARD TESTINO, ATTORNEY AT  
LAW FOR GENERAL COUNSEL FOR A 12 MONTH PERIOD  
COMMENCING JULY 1, 2025 AND TERMINATING JUNE 30, 2026

**THE FOLLOWING RESOLUTION** was presented by the Executive  
Director/Secretary at a Regular Meeting held on June 12, 2025:

**WHEREAS**, the Housing Authority of the City of Rahway (the "Authority")  
needs the services of an Attorney or Law firm to act as the Authority's General Counsel  
for a 12 month period commencing July 1, 2025 and terminating June 30, 2026; and

**WHEREAS**, General Counsel will not be responsible for the Authority's legal  
matters when it pertains to Tenancy Court nor provide legal services for bad debt  
collection resulting from Tenancy matters; and

**WHEREAS**, in order to comply with the professional procurement requirements  
at 24 CFR 85.36 and HUD's PIH Notice 90-47, the Authority published a notice in the  
Star Ledger on May 1, 2025 (the "Notice"), advising Attorneys and Law Firms that they  
could request detailed requests for proposals (the "RFP") to provide legal services to the  
Authority; and

**WHEREAS**, the following sources, notified of the RFP through the Notice and  
which requested an RFP were furnished the RFP:

**FIRM**

**Edward Testino, Attorney At Law of Matawan, New Jersey**

; and

**WHEREAS**, the one (1) proposal in response to the RFP was opened at 3:00 PM,  
June 3, 2025 by the Executive Director and Housing Specialist and was ranked by the  
Authority's Executive Director in accordance with the evaluation system contained in the  
RFP, with the following proposal receiving the following score out of a maximum  
possible 100 points:

**FIRM**

**RATING**

Edward Testino, Attorney at Law

100

; and

**WHEREAS**, in reliance on the rating and recommendation of the Executive  
Director, it is the conclusion that based on the proposal submitted by Edward Testino,

JWM

Approved Resolution No. 1746  
Regular Meeting June 12, 2026

Attorney At Law the selection of Edward Testino, Attorney At Law to provide Legal Services is in the best interest of the Housing Authority; and

**WHEREAS**, under Federal and State Procurement Laws especially with Professional Services the Authority has the right to negotiate an agreement with one respondent.

**NOW, THEREFORE, BE IT RESOLVED** that the appropriate Officers of the Authority are authorized and directed to execute a contract providing for the hiring of Edward Testino, Attorney At Law to serve as the Authority's General Legal Counsel for a 12 month period commencing July 1, 2025 and terminating June 30, 2026 at a fee of \$20,700.00 (no increase from 2024).

**BE IT FURTHER RESOLVED**, that this contract has been awarded under the competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 90-47, and as a "Professional Service" under New Jersey Public Contracts Law, was procured fulfilling all requirements under New Jersey "Pay to Play" rules & regulations.

**COMMISSIONER Gonzalez** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Kerobo**. and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Kerobo  
Brooks  
Gonzalez  
Simon

**NAYS**

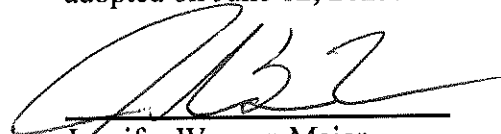
**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1746 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 12, 2025.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1747**

**DATE OF ADOPTION: June 12, 2025**

**APPROVAL TO HIRE NW FINANCIAL GROUP, LLC FOR RAD FINANCIAL CONSULTING SERVICES FOR THE PERIOD COMMENCING JULY 1, 2025 AND TERMINATING JUNE 30, 2026 TO ASSIST WITH REDEVELOPMENT OF THE FAMILY SITE**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on June 12, 2025:

**WHEREAS**, the Rahway Housing Authority requires RAD Financial Consulting Services for redeveloping The Family Site; and

**WHEREAS**, the Rahway Housing Authority issued a Request for Proposals for RAD Financial Consulting Services for redeveloping The Family Site; and

**WHEREAS**, the Rahway Housing Authority reviewed the proposal and NW Financial Group, LLC is the best qualified for this project; and

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the Executive Director is authorized to retain NW Financial Group, LLC.

**COMMISSIONER Simon** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Brooks**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Kerobo  
Brooks  
Gonzalez  
Simon

**NAYS**

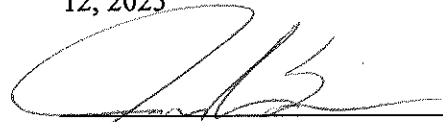
**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE CHAIRPERSON THEREUPON** declared Resolution No. 1747 adopted.

I certify that the foregoing is a true copy  
of a resolution of the Housing Authority  
of the City of Rahway adopted on June  
12, 2025



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1748**

**DATE OF ADOPTION: JUNE 12, 2025**

**APPROVAL TO HIRE THE METRO COMPANY, LLC FOR RAD HOUSING,  
REDEVELOPMENT & FINANCIAL ADVISING SERVICES FOR THE PERIOD  
COMMENCING JULY 1, 2025 AND TERMINATING JUNE 30, 2026 TO ASSIST WITH  
REDEVELOPMENT OF THE FAMILY SITE**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on June 12, 2025:

**WHEREAS**, the Rahway Housing Authority requires RAD HOUSING, REDEVELOPMENT & FINANCIAL ADVISING SERVICES for redeveloping The Family Site; and

**WHEREAS**, the Rahway Housing Authority issued a Request for Proposals for RAD HOUSING, REDEVELOPMENT & FINANCIAL ADVISING SERVICES for redeveloping The Family Site; and

**WHEREAS**, the Rahway Housing Authority reviewed the two proposals submitted and THE METRO COMPANY, LLC is the best qualified for this project; and

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that Executive Director is authorized to retain THE METRO COMPANY, LLC.

**COMMISSIONER Gonzalez** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Kerobo**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Kerobo  
Brooks  
Gonzalez  
Simon

**NAYS**

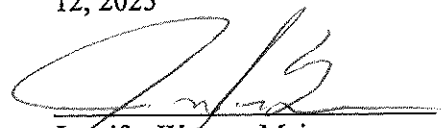
**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE CHAIRPERSON THEREUPON** declared Resolution No. 1748 adopted.

I certify that the foregoing is a true copy  
of a resolution of the Housing Authority  
of the City of Rahway adopted on June  
12, 2025



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1749**

**DATE OF ADOPTION: JUNE 12, 2025**

**APPROVAL TO HIRE NIXON PEABODY LLP FOR RAD ATTORNEY FOR HUD  
REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING FOR  
THE PERIOD COMMENCING JULY 1, 2025 AND TERMINATING JUNE 30, 2026 TO  
ASSIST WITH REDEVELOPMENT OF THE FAMILY SITE**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on June 12, 2025:

**WHEREAS**, the Rahway Housing Authority requires a RAD ATTORNEY FOR HUD REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING for redeveloping The Family Site, and

**WHEREAS**, the Rahway Housing Authority issued a Request for Proposals for a RAD ATTORNEY FOR HUD REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING for redeveloping The Family Site, and

**WHEREAS**, the Rahway Housing Authority reviewed the two proposals submitted and NIXON PEABODY LLP is the best qualified for this project, and

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that Executive Director is authorized to retain NIXON PEABODY LLP.

**COMMISSIONER Simon** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Gonzalez**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Kerobo  
Brooks  
Gonzalez  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE VICE CHAIRPERSON THEREUPON** declared Resolution No. 1749 adopted.

I certify that the foregoing is a true copy  
of a resolution of the Housing Authority  
of the City of Rahway adopted on June  
12, 2025



Jennifer Wenson Maier  
Executive Director/Secretary



**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1750**

**DATE OF ADOPTION: JUNE 12, 2025**

**SUBJECT: WRITE-OFF ACCOUNTS RECEIVABLE FOR PRIOR TENANTS  
WHO CEASED TENANCY WITH AMOUNTS STILL DUE**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on June 12, 2025:

**WHEREAS**, the HUD Financial Management Handbook No. 7475.1 stipulates that all tenant write-offs must be done through Board Resolution; and

**WHEREAS**, the Housing Authority of the City of Rahway (the "Authority") desires to write-off tenant accounts receivable at this time; and

**WHEREAS**, the following is a list of prior tenants of the Authority's Public Housing Projects who ceased tenancy with amounts still due the Authority:

<b><u>Tenant Name</u></b>	<b><u>Amount</u></b>
Mamie E. Young (Left Suddenly Due To Declining Health)	\$684
Hattie M. Leach (Left Suddenly Due To Declining Health)	\$194.83
Patricia A. Claiborne (Abandoned Unit)	\$4292.95
Melida Cabezas (Death)	\$371
David I. Feinberg (Left Suddenly Due To Declining Health)	\$260
Jesse Roach (Eviction)	\$10,641
Richard Shea (Eviction)	\$2,261.53
<b>Total</b>	<b>18,705.31</b>

(2024 Write-Off was \$27,665.48)

; and

JWM  
Adopted Resolution No. 1750  
Regular Meeting June 12, 2025

**WHEREAS**, the balances for the vacated tenants marked with an asterisk (\*) will be turned over to TSI Collections; and

**WHEREAS**, the writing-off of a tenant accounts receivable does not relieve the prior tenant of any liability due to the Authority and the sole purpose of the write-offs is to comply with the HUD Handbook No. 7475.1; and

**WHEREAS**, the majority of the money owed has either been the health of a tenant, un-reported family income uncovered by the staff, the non-payment of rent during a pending court action initiated by the Authority, or the need for our attorney to update Notices to Cease, Notices to Quit, Dates of Tenant Notifications, to correspond with HUD and Court Requirements.

**NOW, THEREFORE, BE IT RESOLVED** that for purposes of HUD compliance the aforementioned amounts totaling \$18,705.31 are hereby written off as uncollectible debts.

**COMMISSIONER Gonzalez** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Brooks**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Kerobo  
Brooks  
Gonzalez  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1750 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 12, 2025.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1751**

**DATE OF ADOPTION: JUNE 12, 2025**

**SUBJECT: APPROVAL OF THE ANNUAL AUDIT REPORT FOR THE FISCAL YEAR  
ENDING JUNE 30, 2024**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on June 12, 2025:

**WHEREAS**, the annual audit report for the fiscal year ending June 30, 2024 has been completed and filed with the New Jersey Department of Community Affairs, pursuant to N.J.S.A. 40A:5A-15; and

**WHEREAS**, the governing body of each authority, within 45 days of receipt of the annual audit, shall 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 "Schedule of findings and Questioned Costs", 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 "Schedule of Findings and Questioned Costs".

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby certifies to the Local Finance Board of the State of New Jersey that each commissioner has personally reviewed the annual audit report for the fiscal year ending June 30, 2024 and specifically had reviewed the sections of the audit report entitled "Schedule of Findings and Questioned Costs", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

**BE IT FURTHER RESOLVED**, that the Executive Director 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.

**COMMISSIONER Simon** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Gonzalez**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Kerobo  
Brooks  
Gonzalez  
Simon

**NAYS**

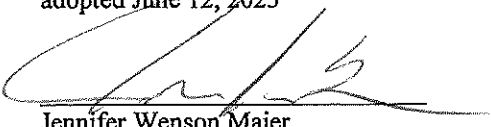
**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE CHAIRPERSON** thereupon declared that Resolution No. 1751 adopted.

I certify that the foregoing is a true  
copy of the resolution of the Housing  
Authority of the City of Rahway  
adopted June 12, 2025

  
Jennifer Wenson Maier  
Executive Director

JWM  
Resolution 1751  
Regular Meeting June 12, 2025

**LOCAL AUTHORITIES GROUP AFFIDAVIT FORM  
PRESCRIBED BY THE  
NEW JERSEY LOCAL FINANCE BOARD  
AUDIT REVIEW CERTIFICATE**

We, the Board of Commissioners of the Housing Authority of the City of Rahway, being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of the Housing Authority of the City of Rahway.
2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the annual audit report for the fiscal year end June 30, 2024, and specifically the sections of the audit report entitled "Schedule of Findings and Questioned Costs".

**PRINT NAME**

**SIGNATURE**

Javier Gonzalez

Darren Lesinski

James Pekarofski

Rosa Brooks

Robert Simon

Kyle Thomas

Ilanda Kerobo

Subscribed and sworn to before me  
this \_\_\_\_\_ day of June 12, 2025

\_\_\_\_\_  
Notary Public of New Jersey

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1752**

**DATE OF ADOPTION: JUNE 12, 2025**

**SUBJECT: APPROVAL TO SUBMIT EMERGENCY SAFETY AND SECURITY  
GRANT (ESSG) GRANT APPLICATION TO HUD**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on June 12, 2025:

**WHEREAS**, HUD has made the ESSG funding application available to Public Housing Authorities; and

**WHEREAS**, RHA has a need for ESSG funds for EMERGENCY REPAIRS; and

**WHEREAS**, the Application deadline is June 28, 2025; and

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the submission of the Emergency Safety and Security Grant (ESSG) application to HUD.

**COMMISSIONER Simon** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Gonzalez**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Kerobo  
Brooks  
Gonzalez  
Simon

**NAYS**

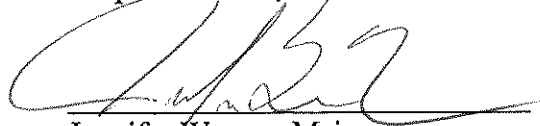
**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1752 adopted.

I certify that the foregoing is a true  
copy of the Resolution #1752 of the  
Housing Authority of the City of Rahway  
adopted June 12, 2025



Jennifer Wenson Maier

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1753**

**DATE OF ADOPTION: JUNE 12, 2025**

**SUBJECT: SALARY INCREASES EFFECTIVE JULY 1, 2025**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on June 12, 2025:

**WHEREAS**, the Rahway Housing Authority normally reviews staff salaries with the Board in June for July 1<sup>st</sup> potential cost of living/merit increases; and

**WHEREAS**, the Rahway Housing Authority Executive Director requested the following salary increases effective July 1, 2025:

- 4% COLA increase for all employees
- Plus 4% merit increase for Senior Services Coordinator
- Plus 4% merit increase for Executive Director for RAD Construction Supervision
- 1 Maintenance #3 PT Employee to become a full time Maintenance #2 at \$20/hr.
- 1 Maintenance PT Employee to increase from \$19/hr. to \$20/hr.

**WHEREAS**, the total salary and insurance changes are \$56,116 less than 2024.

**NOW THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the foregoing whereas clauses are found to be appropriate and approved and it is **FURTHER RESOLVED** that the salary increases shall be implemented as listed above.

**COMMISSIONER Simon** made a motion to adopt the above resolution as amended, which was seconded by **COMMISSIONER Kerobo**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Gonzalez  
Pekarofski  
Brooks  
Simon  
Kerobo

**NAYS**

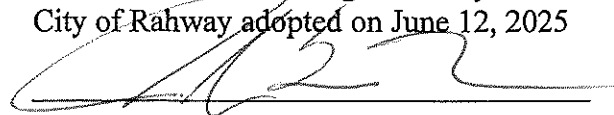
**ABSTAIN**

**ABSENT**

Lesinski  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution 1753 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 12, 2025



Jennifer Wenson Maier  
Executive Director/Secretary

JWM

Adopted Resolution No. 1753  
Regular Meeting June 12, 2025

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1754**

**DATE OF ADOPTION: September 11, 2025**

**SUBJECT:** APPROVAL OF THE 2024 FAIR MARKET RENT (FMR) TO UPDATE THE 2025 FMR AT THE 40<sup>TH</sup> PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2025 TO SEPTEMBER 30, 2026.

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on September 11, 2025:

**WHEREAS**, the Rahway Housing Authority (hereinafter the "Authority") operates a Section 8 Housing Choice Voucher Program hereinafter (the "Voucher Program"), in accordance with regulations promulgated by the United States Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, HUD requires that the Authority adopt payment standards for the Section 8 Program; and

**WHEREAS**, the Authority has determined to replace the current 2025 fair market rents with the revised 2026 fair market rents at the 40<sup>th</sup> percentile as this applies to the City of Rahway; and

**WHEREAS**, HUD has provided "Hypothetical" small area FMR's as opposed to the current FMR's for all of Essex and Union Counties. These "Hypothetical" small area FMR's isolate rents just in Rahway and confirm our long standing view that rents in Rahway statistically are higher than the average FMR's developed using all of Essex and Union County statistics; and

**WHEREAS**, these "Hypothetical" small area FMR's have been taken into consideration to develop RHA's proposed Payment Standards; and

**WHEREAS**, HUD has implemented Budget subsidies as opposed to Unit Based costs requiring Housing Authorities nationwide to absorb possible expenditure overages; and

**WHEREAS**, in light of this year's new FMR's and while keeping in mind budgeting restraints, the following payment standards (including utilities) are proposed:



	<b>HUD 2025 FMR</b>	<b>2026 Small Area 07065 FMR</b>	<b>HUD 2026 FMR</b>		<b>RHA 2025 Payment Standard</b>	<b>RHA Proposed 2026 Payment Standard</b>	<b>Percent Above 2026 HUD FMR</b>
Studio	1551	1730	1612		1654	1773	1.1%
1 Bedroom	1768	1950	1822		1908	2004	1.1%
2 Bedroom	2140	2360	2205		2299	2425	1.1%
3 Bedroom	2695	2960	2761		2908	3037	1.1%
4 Bedroom	3065	3360	3137		3360	3450	1.1%

**NOW, THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Authority hereby replaces its 2025 Payment Standards, adopted on October 12, 2024, with new Payment Standards for 2026 for RHA's Section 8 Program effective October 1, 2025. Historically, HUD FMR's for Union/Essex County are lower than Rahway's actual rents for 1, 2, 3 & 4 bedroom units, thus the percentage above HUD FMR's.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Lesinski**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Brooks  
Kerobo  
Simon

**NAYS**

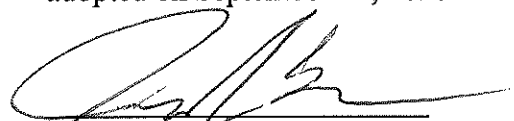
**ABSTAIN**

**ABSENT**

Thomas  
Gonzalez

**THE CHAIRPERSON** thereupon declared Resolution No. 1754 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on September 11, 2025



Jennifer Wenson Maier  
Secretary/Executive Director

# 2026 ADOPTED BUDGET RESOLUTION

## Rahway Housing Authority

**FISCAL YEAR: July 01, 2025 to June 30, 2026**

WHEREAS, the Annual Budget and Capital Budget/Program for the Rahway Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026 has been presented for adoption before the governing body of the Rahway Housing Authority at its open public meeting of September 11, 2025; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$6,565,361.00, Total Appropriations, including any Accumulated Deficit, if any, of \$6,557,573.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$836,724.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Rahway Housing Authority at an open public meeting held on September 11, 2025 that the Annual Budget and Capital Budget/Program of the Rahway Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

jmaier@rha165.org  
(Secretary's Signature)

9/11/2025  
(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Rosa Brooks	X			
Ilanda Kerobo	X			
James Pekarofski	X			
Javier Gonzalez				X
Kyle Thomas				X
Robert Simon	X			
Darren Lesinski	X			

**RESOLUTION OF THE HOUSING AUTHORITY  
OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1756     DATE OF ADOPTION: SEPTEMBER 11, 2025**

**SUBJECT:   SALARY INCREASES EFFECTIVE AS NOTED**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on September 11, 2025:

**WHEREAS**, the Rahway Housing Authority normally reviews staff salaries merit increases when staff has completed training; and

**WHEREAS**, the Rahway Housing Authority Executive Director requested the following salary increases effective as noted below:

- 2% increase for Martha Villagran for completion of training retroactively effective September 1, 2025 to the termination of shared service agreement with Lakewood.
- Increase for Deidra Harris for completion of training and updating Section 8 Administrative Plan September 1, 2025 per her initial job offer to \$50,000.

**NOW THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the foregoing whereas clauses are found to be appropriate and approved and it is **FURTHER RESOLVED** that the salary increases shall be implemented as listed above.

**COMMISSIONER Simon** made a motion to adopt the above resolution as amended, which was seconded by **COMMISSIONER Lesinski**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Brooks  
Kerobo  
Simon

**NAYS**

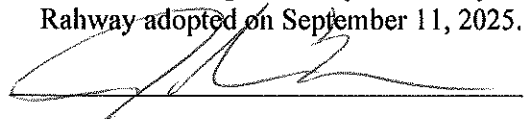
**ABSTAIN**

**ABSENT**

Thomas  
Gonzalez

**THE CHAIRPERSON** thereupon declared Resolution 1756 adopted.

I certify that the foregoing is a true copy of a  
resolution of the Housing Authority of the City of  
Rahway adopted on September 11, 2025.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF  
RAHWAY**

**RESOLUTION NO. 1757**

**DATE OF ADOPTION:  
SEPTEMBER 11, 2025**

**SUBJECT: APPROVAL TO SUBMIT THE COMMUNITY  
DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
YEAR 52 APPLICATION FOR ADA ACCESSIBILITY  
IMPROVEMENTS TO COMMON AREA REST ROOMS  
AT CLIFFORD CASE APARTMENTS, at 337 W. MILTON  
AVENUE, AND WILLIAM SCHAFFHAUSER  
APARTMENTS, at 165 EAST GRAND AVENUE.**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on September 11, 2025:

**WHEREAS**, the County of Union has made available the Proposal Submission Application for the CDBG, Program Year 52 Grant; and

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the submission of the Application for the CDBG Program Year 52 Grant for ADA Accessibility Improvements to Common Area Rest Rooms at Clifford Case Apartments, 337 W. Milton Avenue, and William Schaffhauser Apartments at 165 East Grand Avenue.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Brooks  
Kerobo  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Thomas  
Gonzalez

**THE CHAIRPERSON** thereupon declared that Resolution No. 1757 adopted.

I certify that the foregoing is a true  
copy of the resolution of the Housing  
Authority of the City of Rahway  
adopted September 11, 2025.

A handwritten signature in black ink, appearing to read 'JW Maier', is written over a horizontal line.

Jennifer Wenson Maier  
Executive Director/Secretary

RESOLUTION # 1758

**AGREEMENT TO RENEW MEMBERSHIP IN  
THE NEW JERSEY PUBLIC HOUSING  
AUTHORITY JOINT INSURANCE FUND**

WHEREAS, the **New Jersey Public Housing Authority Joint Insurance Fund** (hereinafter the Fund) is a duly chartered Joint Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

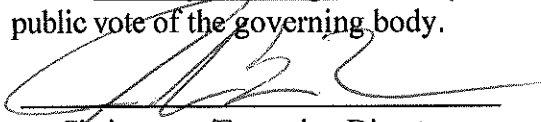
WHEREAS, **Rahway Housing Authority** is currently a member of said Fund, and;


WHEREAS, effective December 31, 2025, said membership will expire unless earlier renewed, and;

WHEREAS, the Chairperson/Executive Director and Board of Commissioners of the Authority has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

1. **Rahway Housing Authority** hereby renews its membership in the New Jersey Public Housing Authority Joint Insurance Fund for a three (3) year period, beginning January 1, 2026 and ending December 31, 2028.
2. **Rahway Housing Authority** hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the New Jersey Public Housing Authority Joint Insurance Fund as from time to time amended and altered by the Department of Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. **Rahway Housing Authority** agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.
4. In consideration of the continuing membership of the in the New Jersey Public Housing Authority Joint Insurance Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of (Name of Authority).
5. Executed the 9<sup>th</sup> day of October 2025 as the lawful and binding act and deed of the **Rahway Housing Authority**, which execution has been duly authorized by public vote of the governing body.

  
Chairperson/Executive Director

  
Attest

10/9/25  
Date

RESOLUTION #1759

**RESOLUTION FOR RENEWAL OF  
MEMBERSHIP IN THE NEW JERSEY  
PUBLIC HOUSING AUTHORITY  
JOINT INSURANCE FUND**

WHEREAS, Rahway Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Authority and the Fund; and

WHEREAS, the Authority desires to

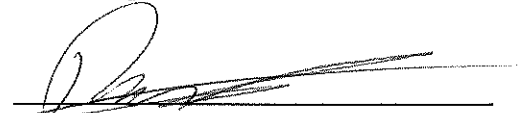
renew said membership; NOW

THEREFORE, be it resolved as follows:

1. The Rahway Housing Authority agrees to renew its membership in the New Jersey Public Housing Authority Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Chairperson/Executive Director shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the New Jersey Public Housing Authority Joint Insurance Fund evidencing the Authority's intention to renew its membership.

This Resolution agreed to this 9<sup>th</sup> day of October, 2025  
by a vote Of: 6 Affirmative 1 Absent

  
Chairperson/Executive Director

  
Attest

10/9/25  
Date

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1760**

**DATE OF ADOPTION: October 9, 2025**

**SUBJECT: APPROVAL OF REVISED TENANT LEASE EFFECTIVE JANUARY 1, 2025**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Special Meeting held on October 9, 2025:

**WHEREAS**, the Rahway Housing Authority's Tenant Lease needed to be updated due to HUD regulations; and

**WHEREAS**, the Authority chose to revise the draft lease from Nan-Mckay rather than editing/revising the existing lease; and

**WHEREAS**, the "New" lease will be available for tenant comment for 30 days and for a grace period of an additional 30 days before it will be implemented and has been provided for review at this Regular Meeting; and

**WHEREAS**, this meeting and the available review of the lease will be placed on the Rahway Housing Authority website and all tenants will have the opportunity to review. A hard copy will also be available and each building site.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that complete "New" lease is approved. If there are any changes based on tenant comment that still meet the best interest of the Authority and HUD regulations they will be brought back before the Board of Commissioners at the end of the 60 day period.

**COMMISSIONER Simon**, made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Kerobo**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinksy  
Pekarofsy  
Brooks  
Kerobo  
Simon  
Thomas

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzales



**THE CHAIRPERSON** thereupon declared Resolution No. 1760 adopted.

I certify that the foregoing is a true  
copy of a resolution of the Housing  
Authority of the City of Rahway  
adopted on October 9, 2025

---

Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION**  
**AMENDING, SUPERCEEDING, AND APPROVING**  
**THE BY-LAWS**  
**OF**  
**THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1761**

**DATE OF ADOPTION: October 9, 2025**

**SUBJECT: BY LAWS OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**WHEREAS** the Housing Authority of the City of Rahway is a Municipal Corporate body politic created pursuant to the laws of the State of New Jersey including N.J.S.A 40A:12A-17 and through the ordinance of the City of Rahway.

**WHEREAS** the Housing Authority of the City of Rahway currently seeks to amend, supersede and approve the By Laws of the Authority.

**WHEREAS** the By Laws annexed hereto were presented to the Board of Commissioners for their review and consideration

**NOW THEREFORE**, it is agreed as follows:

1. The Housing Authority of the City of Rahway hereby adopts the foregoing WHEREAS clauses herein as true and correct as if set forth herein at length.
2. the Housing Authority of the City of Rahway hereby adopts, amends, and approves the By Laws in the form annexed hereto, specifically intending to supersede any and all prior By Laws and codify the By Laws as a whole.

**THIS RESOLUTION** is executed the 9<sup>th</sup> day of October, 2025 as the lawful and binding act and deed of the Housing Authority of the City of Rahway, which has been duly authorized by public vote of the governing body.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

**NAYS**

**ABSTAIN**

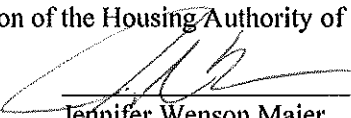
**ABSENT**

Lesinski  
Pekarofski  
Brooks  
Kerobo  
Thomas  
Simon

Gonzalez

**THE CHAIRPERSON** thereupon declared Resolution No.1761 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on October 9, 2025

  
Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1762**

**DATE OF ADOPTION: NOVEMBER 13, 2025**

**SUBJECT: APPROVAL OF REVISED (ADMIN PLAN) SECTION 8  
ADMINISTRATIVE PLAN EFFECTIVE JANUARY 8, 2025.**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on November 13, 2025:

**WHEREAS**, the Rahway Housing Authority's Admin Plan needed to be updated due to policy changes; and

**WHEREAS**, the Authority chose to create a complete "New" Admin Plan rather than editing/revising the existing Admin Plan; and

**WHEREAS**, the "New" Admin Plan will be available for review by the public for 45 days and will be available for review at the Regular Meeting; and

**WHEREAS**, this meeting and the available review of the "New" Admin Plan was publicly advertised as required 45 days prior to this special meeting. Implementation to be determined.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the complete "New" Admin Plan is approved.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Kerobo, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofki  
Brooks  
Gonzales  
Simon

**NAYS**

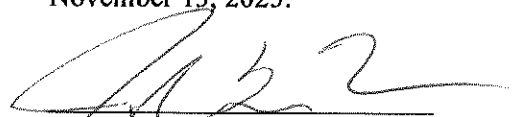
**ABSTAIN**

**ABSENT**

Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1762 adopted.

I certify that the foregoing is a true copy  
of a resolution of the Housing Authority  
of the City of Rahway adopted on  
November 13, 2025.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1763**

**DATE OF ADOPTION: NOVEMBER 13, 2025**

**SUBJECT: RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on November 13, 2025:

**WHEREAS**, the State of New Jersey is requesting that the Rahway Housing Authority appoint a P.A.C.O.; and

**WHEREAS**, the P.A.C.O. will be the point of contact for all matters concerning implementation and administration of the legal requirements of the Equal Employment Opportunity Monitoring Program; and

**WHEREAS**, RHA has been asked to appoint a P.A.C.O. as a general requirement pursuant to N.J.A.C. 17:27-3.2; and

**NOW, THEREFORE, BE IT RESOLVED** that Jennifer Wenson Maier, Executive Director of the Rahway Housing Authority, be appointed the Public Agency P.A.C.O.

**COMMISSIONER** Kerobo made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Brooks  
Kerobo  
Gonzalez  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1763 adopted.

I certify that the foregoing is a true copy  
of a resolution of the Housing Authority  
of the City of Rahway adopted on  
November 13, 2025



Jennifer Wenson Maier  
Executive Director/Secretary

JWM

Approved Resolution No. 1763  
Regular Meeting November 13, 2025

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1764      DATE OF ADOPTION: NOVEMBER 13, 2025**

**SUBJECT:   RESOLUTION APPOINTING FUND COMMISSIONER FOR  
NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT  
INSURANCE FUND (JIF) FOR FUND YEAR 2026**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on November 13, 2025:

**WHEREAS**, the Rahway Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

**WHEREAS**, the bylaws of said Fund requires that each member Housing Authority appoint a Fund Commissioner to represent and serve the Authority as its' representative to said Fund.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Rahway Housing Authority does hereby appoint Jennifer Wenson Maier as its Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for Fund year 2026.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski and on a roll call vote the Ayes and Nays were as follows:

**AYES**

**NAYS**

**ABSTAIN**

**ABSENT**

Lesinski  
Pekarofski  
Brooks  
Kerobo  
Gonzalez  
Simon

Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1764 adopted.

I certify that the foregoing is a true copy of  
a resolution of the Housing Authority of  
the City of Rahway adopted on November  
13, 2025



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1765**

**DATE OF ADOPTION:  
NOVEMBER 13, 2025**

**SUBJECT: RESOLUTION AMENDING RESOLUTION NO. 1757 TO INCLUDE  
WILLIAM SCHAFFHAUSER COMMON AREA RESTROOMS IN THE CDBG  
YEAR 52 GRANT APPLICATION.**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier,  
Executive Director /Secretary, at a regular meeting held on November 13, 2025:

**WHEREAS**, the County of Union has made available the Proposal Submission  
Application for the CDBG, Program Year 52 Grant; and

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of  
the Housing Authority of the City of Rahway hereby approves the submission of the  
Revised Application for the CDBG Program Year 52 Grant for ADA Accessibility  
Improvements to Common Area Rest Rooms at Clifford Case Apartments, 337 W.  
Milton Avenue, and William Schaffhauser Apartments at 165 East Grand Avenue.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which  
was seconded by **COMMISSIONER** Gonzalez, and on a roll call vote the Ayes and  
Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Brooks  
Kerobo  
Gonzales  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Thomas

**THE CHAIRPERSON** thereupon declared that Resolution No. 1765 adopted.

I certify that the foregoing is a true  
copy of the resolution of the Housing  
Authority of the City of Rahway  
adopted November 13, 2025.



Jennifer Wenson Maier  
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF  
RAHWAY

RESOLUTION NO. 1766  
2025

DATE OF ADOPTION: NOVEMBER 13,

SUBJECT: AUTHORIZATION TO EXECUTE DOCUMENTS AND IMPLEMENT THE FINANCIAL CLOSING OF THE RENTAL ASSISTANCE DEMONSTRATION ("RAD") CONVERSION AND REDEVELOPMENT OF GLENDENNING HOMES (PHASE I), AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER DOCUMENTS TO ACHIEVE THE SAME.

RESOLUTION:

WHEREAS, on January 13, 2022, the Board of Commissioners of the Housing Authority of the City of Rahway (the "Board"), through written resolution, previously approved the selection of The Alpert Group, LLC (the "Alpert Group") as developer-partner to rehabilitate RHA's Glendenning Homes (Phase I) public housing community, and to convert that community to project-based Housing Choice Voucher assistance under the Rental Assistance Demonstration ("RAD") program and other HUD public housing repositioning programs (the "Project"); and

WHEREAS, the Board's October 23, 2023 resolution authorized RHA's Executive Director to enter into a Master Development Agreement ("MDA") with the Alpert Group concerning the Project and to negotiate, execute, and deliver any further or additional instruments necessary to consummate the Project; and

WHEREAS, in accordance with the MDA, RHA and the Alpert Group are arranging for financing necessary to fund the Project and are seeking necessary government approvals as required by the MDA, and the parties are preparing to execute all instruments necessary to obtain such financing and government approvals ("Closing"); and

WHEREAS, upon Closing, the Project will have the following organizational structure:

(a) The Project will be owned by Glendenning Homes Phase I LLC, a (the "Owner Entity"), a single-purpose limited liability company comprised of an 481 Enterprise Affordable housing Fund VII, LLLP (the "Investor Member"), Rahway MM LLC, a New Jersey limited liability company (the "Alpert Managing Member"), an affiliate of the Alpert Group, and RHA MM Phase I LLC, a New Jersey limited liability company (the

JWM

Approved Resolution 1766

Regular Meeting November 13, 2025

“RHA Managing Member” and together with the Alpert Managing Member, the “Managing Members”), which Managing Members shall have authority to manage and operate the Project in accordance with the terms of that certain Second Amended and Restated Operating Agreement of the Owner (the “Operating Agreement”).

(b) RHA shall be the sole member of RHA Managing Member, and shall have the ability to manage and control the RHA Managing Member.

(c) RHA shall be a co-developer of the Project pursuant to a Development Services Agreement by and between the Owner Entity, RHA, and the Alpert Group, RHA shall provide a limited guaranty to the Investor Member in connection with the payment of deferred developer fee outstanding at the end of the Compliance Period (as defined in the Operating Agreement).

(d) RHA shall continuously own the land which underlies the Project sites throughout the life of the Project, and shall convey a leasehold interest in such land to the Owner Entity for a term of 99 years (the “Ground Lease”).

(e) RHA shall convey ownership of the improvements existing at the Project sites (the “Improvements”) to the Owner Entity, separately from the land underlying them, until the Ground Lease terminates, at which point ownership of such Improvements shall revert automatically to RHA.

(f) RHA shall enter into a Project-Based Voucher Program Housing Assistance Payment (HAP) Contract with the Owner Entity, pursuant to which RHA shall provide rental subsidies to the Owner through the Project-Based Voucher program.

(g) RHA shall enter into that certain Maintenance, Management and Consulting Agreement with the Alpert Group, pursuant to which RHA will provide certain management services in exchange for a portion of the property management fee.

WHEREAS, upon Closing, the Project shall be primarily funded from the following sources:

(a) Approximately \$10,619,640 paid by the Investor Members in exchange for the Low-Income Housing Tax Credits awarded to the Project;

(b) A loan payable to TD Bank, N.A. (“Construction Lender”), funded by tax-exempt private activity bonds issued by New Jersey



and Mortgage Finance Agency ("NJHMFA"), in the principal amount of approximately \$16,700,000;

(c) A permanent loan payable to NJHMFA, in the principal amount of approximately \$16,419,498, in NJHMFA First Mortgage funds; and

(d) A construction and permanent loan payable to NJHMFA, in the principal amount of approximately \$8,700,000, in Urban Preservation Program (UPP) funds.

NOW, THEREFORE, BE IT RESOLVED by the RHA Board of Commissioners that:

1. The Board ratifies its January 13, 2022 and October 23, 2023 resolutions and the MDA executed pursuant thereto, and reiterates its authorization for the Executive Director, or her designee, to negotiate, execute, and deliver all instruments reasonably necessary to consummate the Project; and
2. The Board specifically approves and ratifies the proposed Project organizational and financial structure as described generally hereinabove; and
3. The Board specifically authorizes the Executive Director, or her designee, to negotiate, execute, and deliver all instruments reasonably necessary to achieve Closing as described hereinabove, including, without limitation, any ground lease, note, deed of trust, lease, license, articles of organization, operating agreement, or HAP Contract, management agreement or other agreement reasonably necessary to achieve Closing.

COMMISSIONER Gonzalez made a motion to adopt the above resolution, which was seconded by COMMISSIONER Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez

Thomas

Lesinski

Pekarofski

Brooks

Simon

Kerobo

THE CHAIRPERSON thereupon declared that Resolution No. 1766 adopted.

I certify that the foregoing is a true  
copy of the resolution of the Housing  
Authority of the City of Rahway

Adopted November 13, 2025

A handwritten signature in black ink, appearing to read 'JW Maier', written over a horizontal line.

Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1767**

**DATE OF ADOPTION: DECEMBER 11, 2025**

**SUBJECT: EXECUTIVE DIRECTOR TO CARRY OVER UNUSED  
VACATION TIME INTO 2026**

**THE FOLLOWING RESOLUTION** was presented by James Pekarofski, Chairperson,  
at a Regular Meeting held on December 11, 2025:

**WHEREAS**, the Executive Director was not able to take remaining vacation days  
for 2025 due to RAD project; and

**WHEREAS**, the Executive Director will use these vacation days during the first  
quarter of 2026.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the  
Authority that the Executive Director shall be allowed to carry over 5 days' vacation over  
her approved limit.

**COMMISSIONER Lesinski** made a motion to adopt the above resolution, which  
was seconded by **COMMISSIONER Simon**, and on a roll call vote the Ayes and Nays  
were as follows:

**AYES**

Gonzalez  
Lesinski  
Pekarofski  
Brooks  
Simon  
Thomas  
Kerobo

**NAYS**

**ABSTAIN**

**ABSENT**

**THE CHAIRPERSON** thereupon declared Resolution No. 1767 adopted.

I certify that the foregoing is a true  
copy of a resolution of the Housing  
Authority of the City of Rahway  
adopted on December 11, 2025



Jennifer Wenson Maier  
Executive Director/Secretary