

EXPLANATION OF RESOLUTIONS FOR THE BOARD OF COMMISSIONERS MEETING OF OCTOBER 19, 2026

Resolution 10-01-2026 - Resolution authorizing the transaction, approving the list of bills for September 2026, authorizing an expenditure of funds, subject to appropriations, ratification of expenditures

These bills are expenses that the LBHA has incurred for payment for the month of September 2026, i.e., utilities, repairs, supplies, payroll, services performed, etc.

Resolution 10-02-2026 - Resolution approving the transaction, approving training, travel, and accommodations for the months of October and November 2026 for members of the Long Branch Housing Authority Board of Commissioners and staff to attend conferences and training, authorizing an expenditure of funds, ratifying past actions, subject to appropriations

Authorize the expenditure of funds, subject to appropriations—for travel, lodging, and registration costs associated with these events for the months October and November 2026.

Resolution 10-03-2026 – Resolution authorizing the transaction, approving an increase in the monthly maintenance services fee for certain homeownership units developed under the Hope VI Program and located at Hope Lane and University Drive, Long Branch, New Jersey

Authorizes an increase in the monthly maintenance services fee from \$50.00 to \$100.00 per month for certain privately owned residential units located at Hope Lane and University Drive that receive landscaping, lawn maintenance, and snow removal services through the Long Branch Housing Authority.

Resolution 10-04-2026 – Resolution authorizing the transaction, approving a three percent (3%) rent increase for tax credit and market-rate units effective January 1, 2027

Authorizes a three percent (3%) rent increase for the Authority's tax credit and market-rate residential units effective January 1, 2027, in accordance with NJHMFA regulations and applicable affordable housing requirements.

Resolution 10-05-2026 – Resolution approving the transaction, authorizing the Long Branch Housing Authority Housing Choice Voucher Program Small Area Fair Market Rents (SAFMRS) for 2027

Small Area Fair Market Rents (SAFMRS) are designed to set payment standards for Housing Choice Voucher (HCV) programs based on ZIP code-level rent data rather than metropolitan-wide averages.

Resolution 10-06-2026 – Resolution authorizing the transaction, adopting a pet policy for the Long Branch Housing Authority and establishing restrictions on certain pets and dangerous animals

Adopts a Pet Policy to enhance resident safety, protect Authority property, reduce liability risks, maintain sanitary living conditions, and establish clear standards for pet ownership while ensuring compliance with federal requirements.

Resolution 10-07-2026 – Resolution approving the transaction, authorizing the expansion of the Long Branch Housing Authority Housing Choice Voucher program jurisdiction to add additional service areas within Middlesex and Ocean counties

Expands the geographic service area of the Housing Choice Voucher Program administered by the Long Branch Housing Authority.

Resolution 10-08-2026 – Resolution 10-08-2026- Resolution approving the transaction, authorizing the purchase of five (5) tickets at \$95.00 each (\$250.00) in the amount not to exceed \$475.00, to be paid from non-federal funds, for the Long Branch High School Hall of Fame at Branches, 123 Monmouth Road, West Long Branch, NJ 07764 on Tuesday, October 27, 2026, 5:00PM.

Resolution 10-09-2026 – Resolution approving the transaction, authorizing the Long Branch Housing Authority to enter into a property management agreement with Maestro Homeownership LLC. for the management of 40 University Drive, Long Branch

The agreement will provide professional management of 40 University Drive and generate revenue for the Long Branch Housing Authority.

Resolution 10-10-2026 – Resolution authorizing the transaction, establishing a list of qualified professionals for A&E services

Approval of this Resolution is necessary to establish a prequalified pool of responsive and responsible architectural and engineering firms available to meet the LBHA's anticipated project needs

Resolution 10-11-2026 – Resolution authorizing the transaction, amending the contract with Polcari and Company, amending Resolution No. 06-05-2026, authorizing an expenditure of funds of \$6,320.00, subject to appropriations

The LBHA requires preparation and submission or re-submission of financial actuals for the prior five (5) fiscal years to the DCA. This work is directly related to the Fee Accounting Services currently provided by Polcari & Co. but was not included in the original contract amount.

Resolution 10-12-2026 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on October 19, 2026

A Closed Session of the Board will be required to discuss matters of personnel, litigation, or contract negotiations.