

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

REGULAR MEETING REMINDER

Thursday, February 13th, 2014
6:00 PM

Location: 65 First Street

Please be advised that the February meeting of the Board of Commissioners of the Housing Authority of the City of Hackensack, New Jersey will be held on Thursday, February 13th, 2014 at 6:00 P.M., 65 First Street, Hackensack, New Jersey. If, for any reason, you are unable to attend this meeting, please notify us by telephone (201) 342-4280.

HACKENSACK HOUSING AUTHORITY
Proposed Agenda

- 1) Regular Meeting-Thursdays, February 13th, 2014 at 6:00 P.M.
Location: 65 First Street, Hackensack, NJ
- 2) Roll Call
- 3) Opening Statement:
"Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of an Annual Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Building, and delivery of same to the Bergen Record & Star Ledger on 12/10/13. This body wishes to advise you that, in accordance with N.J.S.A. 26:3D (1), et seq. (Smoking in Public Buildings), smoking is prohibited while this body is in open or closed session".
- 4) Flag Salute
- 5) Approval of Previous Meeting Minutes: 1/16/13
- 6) Resolutions:
 - 6.1 #2014-5, Approval of A/E Contract amendment
 - 6.2 #2014-6, Appointment of Permanent Executive Director
- 7) Correspondence:
 - 7.1 2014 Annual meeting Notice advertisement
 - 7.2 RFP Computer Services
 - 7.3 RFP Exterminating Services
 - 7.4 RFP Painting Services
 - 7.5 RFP Garbage Removal Services
 - 7.6 RFP Flooring Services
 - 7.7 RFP Inspection Services
 - 7.8 NJNAHRO Information on April conference
 - 7.9 1/7, Disciplinary Notice-C. Luppino
 - 9.10 1/7 Personnel Committee Report-ED Search
 - 9.11 Waiting List Statistics
- 8) Payment of Claims: February
- 9) Management Report & Unfinished Business:
 - 9.1 Waiting List Presentation
- 10) Old Business:
- 11) New Business:
- 12) Other Business:

13) Remarks of Citizens

14) Executive Session-Personnel Matters

15) Adjournment

STATE OF NEW JERSEY
HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, JANUARY 16, 2014

(This is a condensed version of the taped minutes of the Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority commencing at 6:00 P.M.)

SWEARING IN CEREMONY

(At this point in the proceeding, Mr. Asadurian sworn in AnnMarie Saccaro (reappointment as a Commissioner) and Blanche Stuart as a new Commissioner.)

Acting Chairman AnnMarie Saccaro called the meeting to order.

ROLL CALL

Present: Acting Chairman AnnMarie Saccaro*
Commissioner May D'Arminio
Commissioner Al Casamenti
Commissioner Blanche Stuart*

Absent: Chairman Anthony Stassi
Commissioner Ralph Rivera
Commissioner Gino Tessaro

Also Present:
Acting Executive Director John Bellocchio
William F. Snyder, Consultant to the Authority
Anthony Feorenzo, Operations Manager
Gregory Asadurian, Esq., Counsel to the Authority

OPEN PUBLIC MEETINGS ACT

"Adequate notice of this meeting as required by the Open Public Meetings Act has been provided by the filing of an Annual Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Center, and delivery of same to the Bergen Record & Star Ledger on December 10, 2013. This body wishes to advise you that, in accordance with N.J.S.A. 26:3D(1), et seq. (Smoking in Public Buildings), smoking is prohibited while this body is in open or closed session."

FLAG SALUTE

All those present stood to recite the Pledge of Allegiance followed by a moment of silence in support of all those who serve our Country.

APPROVAL OF MINUTES OF DECEMBER 12, 2013

Motion to approve minutes made by Commissioner Casamenti; seconded by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (3)
Absent: Rivera/Stassi/Tessaro

Abstain: Stuart

RESOLUTIONS #2014-1 THROUGH #2014-4

1. #2014-1- AUTHORIZATION TO ATTEND ANNUAL CONFERENCES

Motion to approve made by Commissioner D'Arminio; seconded by Commissioner Saccaro.

Mr. Snyder explained in January a list of all the upcoming in-state and national conferences is prepared. In 2013, there was very little travel. This gives authorization to Staff and Commissioners to travel to these conferences. If interested, please let the office know in advance so Registration can be provided and arrangements made.

VOTE: AYES/All Present Commissioners (4)
Absent: Rivera/Stassi/Tessaro

2. #2014-2 – INDEMNIFICATION RESOLUTION – CRIMINAL

Motion to approve made by Commissioner D'Arminio; seconded by Commissioner Casamenti.

Mr. Snyder explained this is the annual Indemnification Resolution for everyone in case there is any type of a criminal issue and a Commissioner got dragged into it, they would have a right to Counsel. The Housing Authority would cover the cost up to a reasonable rate.

VOTE: AYES/All Present Commissioners (4)
Absent: Rivera/Stassi/Tessaro

3. #2014-3 – INDEMNIFICATION RESOLUTION – CIVIL

Motion to approve made by Commissioner Casamenti; seconded by Commissioner D'Arminio.

Mr. Snyder explained this is in regards to a civil action: slip and fall, for example, a Commissioner could be sued, under the tort claim act; they have a certain number of days to file. In a case Mr. Snyder is aware of, the person sued the Director and Commissioners individually.

Motion to approve made by Commissioner Casamenti; seconded by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (4)
Absent: Rivera/Stassi/Tessaro

4. #2014-4 – CASH MANAGEMENT PLAN

Motion to approve made by Commissioner D'Arminio; seconded by Commissioner Stuart.

Mr. Snyder explained the State of New Jersey requires that you adopt a Cash Management Plan once a year. It lists signatories for checks, banking institutions and insures deposits are protected under the Governmental Unit Deposit Protection Act (GUDPA). When the Auditor he checks that the money is being invested in secure instruments and is protected in the event of a bank failure, and that the proper number of signatures are on a check, which are the three signatures. Payroll has two signatures on a check, a requirement of the State.

VOTE: AYES/All Present Commissioners (4)
Absent: Rivera/Stassi/Tessaro

CORRESPONDENCE:

There were no questions or comments regarding correspondence.

PAYMENT OF CLAIMS – JANUARY 2014

Motion to approve payment of claims made by Commissioner D'Arminio; seconded by Commissioner Casamenti.

Commissioner Stuart asked, if she were to abstain from voting, because she does not know all the vendors, would that stop the payments from being made. Mr. Snyder said yes, it would, as four votes are needed. Mr. Snyder said they would give Commissioner Stuart a computerized printout of the vendors. Mr. Bellocchio said if Commissioner Stuart came into the office, he'd go over the list with her. Commissioner Stuart said that would be good.

VOTE: AYES/All Present Commissioners (4)
Absent: Rivera/Stassi/Tessaro

MANAGEMENT REPORT & UNFINISHED BUSINESS

Mr. Snyder reported that the elevators were out to bid, which occurs every two years to maintain the elevators. There have been some problems in the past, hopefully, the lowest responsible bidder is going to do the right thing. Bids will be awarded probably next month. The RAD application was submitted under HUD's demonstration program, the Rental Assistance Demonstration Program, on October 21st. Mr. Snyder made a presentation during the month of November and December. There were 60,000 units nationally that HUD has set aside for this new program. As of December 23rd, just above 60,000 units had been applied for. Hackensack got their application in by the 21st. Mr. Snyder is feeling pretty good that Hackensack has an opportunity to get funded. There are now over 108,000 units that have been applied for. In the current HUD appropriation bill, there are not any more units that have been added. However, Mr. Snyder's been told that HUD is going to ask for another 60,000 to help fund everyone else. That program would result in a funding increase to Hackensack of about 13 percent, which is a significant amount of money. As Mr. Snyder mentioned during his presentations, that is approximately 15-\$16 million that HHA is able to raise to make repairs to our buildings, which will again do the second phase of HHA rehabilitation work, which will make HHA housing some of the best in the City, if it is all approved.

Mr. Snyder is following this very closely, and speaking with the people who are handling those applications in the upcoming months, to proceed as HHA needs to submit other documents.

The engineer hired to do the bidding documents for the generator here at 65 First Street, which is quite old, and needs to be replaced. The engineer will finish with his documents shortly and bids will be received on 2/26/14. That contract should be awarded by March and shortly thereafter, the generator will be replaced.

Mr. Bellocchio had nothing to add at this point.

Mr. Snyder updated the Commissioners on the search for a new Executive Director. The statute has specific requirements on what you have to do and what the qualifications are for that position. This process has been ongoing for six months with the advertisements in the professional trade journals. Mr. Snyder is working on the resumes he's received and the Personnel Committee will get a memo, with resumes attached and interviews will be set up. Many people from out-of-state apply, but don't meet the New Jersey State Statute requirements, where you have to have a 4-year college degree and a minimum of five years experience to assume the position.

Commissioner Stuart asked who is on the Personnel Committee. Mr. Snyder said it's the Chairperson, Commissioner D'Arminio and Commissioner Casamenti. Only three are required, because if there are four commissioners, it constitutes a public meeting.

OLD BUSINESS – no one from the Police Department present.

Chairman Saccaro spoke regarding the Hackensack/Lodi Boys & Girls Club. Tuesday night last she went to a meeting where she was one of seven judges for members of the Boys & Girls Club, who are applying ultimately for a national honor. She said it was a very gut-wrenching experience. Many of the juniors and seniors in high school have come from difficult backgrounds and are very grateful to the Boys & Girls Club for having given them so many opportunities. That was the first round of judging.

Two more rounds will happen, then go to State and ultimately to Finals, which will be in June. Chairman Saccaro spoke with the young man in charge of the Scholarship and Awards Program. Chairman Saccaro hopes that the nominee to go to the State would come before the Commissioners and give a presentation. She feels it would be an opportunity for her to practice, ask questions, and help her gain support. If there are no objections, it will probably be in March.

OTHER BUSINESS

Chairman Saccaro welcomed Commissioner Blanche Stuart, congratulating her on her appointment. Chairman Saccaro added that it is quite noticeable that two people are not on the dais: Dr. Pargellan McCall and Commissioner Tony Stassi. The Commissioners would be remiss were they not to thank Dr. McCall for the time and effort she put into the last 12 years serving on this Board. With her dedication, keen intelligence Commissioner McCall personified the word "Commissioner" and she is wished good health and happiness.

Chairman Saccaro also informed those present that Commissioner Stassi suffered a stroke and is currently in rehab at Kessler Institute in Saddle Brook. She is happy to inform everyone that he's coming along nicely and is eager to resume his position as Commissioner. He told Messrs. Bellocchio and Snyder that he happens to be back by the next Board meeting. Everyone wishes him a speedy recovery and look forward to having him back.

REMARKS OF CITIZENS

MAYOLA, 7B, 65 First, asked if anything will be done about the vents in the kitchen to prevent odors from coming in or to take out the odors in your own kitchen when cooking. Mr. Bellocchio said it was unusual that she was getting an odor back in because there's a fan on the ceiling pulling up. He will check it tomorrow. The fan

on the stove has a charcoal filter, takes in the smell and blows out over your head. Everyone said there is a vent, but it doesn't work. Mr. Bellocchio said there is a fan up on the roof that pulls everything up from the vent. Mr. Snyder added that the money that will be spent, an architect and an engineer will give specific assessments that HUD requires in their format. When these men do that, they'll tell HHA all the work that needs to be done throughout all the buildings. It will be prioritized as to what we can afford and what we need to do, and HHA will have the tenants' input.

Once that's done, there will be another meeting with all of the residents, getting your comments and at that point you will tell management what you think needs to be done.

DON CARTER, 9E, 65 First, said he still smells smoke on the 9th floor. Mr. Bellocchio answered management is trying. Don said he thinks it is not the resident, but his company, especially with the \$250 fine. Mr. Bellocchio said you are libel if your guest is smoking. It's between A and C on the 9th floor. Mr. Bellocchio will check it out tomorrow.

SALLY JOHNSON, 230 Central, 5D, wants to know what the procedure is for African-Americans getting into the housing program. She said there are a lot of Hispanics now. Mr. Snyder explained the Housing Authority has a waiting list. The demographics of the United States are changing. The Hispanic population is exploding. The waiting list is composed of when people apply. How the list works is based on date when you submit your application and then based upon preferences based on local resident gets one point; veteran gets another point. For example, if you applied and you lived in Bloomfield and applied 30 years ago and Mr. Snyder applied today and he lives in Hackensack, he goes above the person who applied 30 years ago, because he's a resident. Likewise, if he's a local resident and a veteran, he gets two points and goes above anyone with one point. Technically, you could be on the list and living here for 10 years, but Mr. Snyder comes in today, is a veteran and goes on the list, he is ahead of you. Sally said she knew someone who is a veteran, but is kept out because of his income. Mr. Snyder stated there are more Hispanics applying for housing everywhere. When your name comes up based on the bedroom category, there is a list for 1, 2 and 3-bedrooms. If one person comes in, they are not allowed a two-bedroom. The list is submitted to HUD electronically, and if someone said in Hackensack someone jumped the list, that would be illegal. Years ago, it may have happened but not now with the advent of computers. Mr. Snyder suggested that if someone has an issue regarding the list, contact the office and they will tell you exactly where the person was, when they applied and how they got where they did.

Years ago, the Board decided veterans should get a little better benefit than someone who is a non-veteran. The Board feels that local residents should benefit over a non-resident. It is audited by HUD and the Fair Housing people. Penalties

are severe and you would lose your job. Commissioner Casamenti asked if that was just locally. Mr. Snyder said it is every housing authority in the country. Commissioner Stuart asked if the office goes through the list and purges. Mr. Snyder didn't know when the last time was, but most places do purge over time because people move and are no longer around. Mr. Bellocchio asked if she meant senior or family housing. The family list has been closed for about five years. The senior list is always open because it's a very active list. Mr. Bellocchio said he has enough people for the family list to go seven or eight years. It doesn't change. Mr. Snyder said it could change because someone might be a non-resident and then becomes a resident, then their status changes.

ESTER MC MILLAN, 230 Central, 2H, commented she is a long-time resident and notices people who never lived in Hackensack are moving in. They have family moving in from New York. She said some people come and are turned down. Mr. Bellocchio said that's right, the family list is closed. She noted there are more Hispanics than blacks and they're taking over. Commissioner Stuart asked how often do they purge the list. People might move out of town and decided not to be on the list, perhaps it should be purged every two years. Commissioner Stuart said when she was growing up in the Authority Housing at 230 Central; there were 50 African-American families, now there are seven. Commissioner Stuart said people are telling her that Hispanics are saying they came to this country 2-3 years ago. Her concern is that they are jumping the list. Mr. Bellocchio asked Commissioner Stuart to plan to spend a lot of time when she comes in to check over the vendor list and he will explain the lists to her with them in front of her. Mr. Bellocchio explained they go down the list until someone meets the criteria and wants the apartment.

Mr. Snyder stated that Hackensack Housing wants to have the credibility, so that the public understands. Years ago, the African-American population was the majority at 230 Central and probably a large population in the school system. If you went to the school now, the Hispanic population is much larger than it was back then. The city is changing. Commissioner Stuart said the BOE says it's about 50 percent. Seven years ago when Mr. Bellocchio was on the BOE, it was 30 percent. The staff here knows they have to follow the guidelines or they'll lose their jobs. The Authority has no stake in who moves into the building, it's just according to the list. If someone has a complaint, they can contact you (Commissioner Stuart) and you can contact us and the office should be able to answer your question.

Commissioner Casamenti asked: #1- veteran; #2 - resident; #3 - 62 or older, disabled on Social Security Disability or handicapped. These are the elderly designations. The two family sites are families - single or family.

Commissioner Stuart asked this about the family units: as children grow up and move out, how do you transition that parent into a smaller unit. Mr. Snyder said

that is a problem. Many years ago when Mr. Snyder first came here that is one of the things he stopped: giving apartments to children of children. They thought it was an incentive to have children. If a family gets larger, and you must come in once a year to get recertified of your income, you're supposed to be put into the size unit that fits your family. As your family shrinks, you're supposed to move into a smaller unit, but that doesn't often happen because people outright refuse to move. A court action would have to be taken. Hackensack Authority wants to get people into the right size unit. Mr. Bellocchio will take Commissioner Stuart around to meet some of the people that have moved and they are happy. There are more services for the seniors. Mr. Bellocchio said the Spanish population has accused him of favoring African-Americans.

ADJOURNMENT

Motion to adjourn made by Commissioner Casamenti; seconded by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (4)
Absent: Rivera/Stassi/Tessaro

Respectfully submitted,

Deborah L. Alvarez, Transcriber

RESOLUTION #2014-5

(Revision to A/E Contract)

WHEREAS, the Housing Authority of the City of Hackensack awarded a contract for architectural/engineering services to the firm of Minervini Vandermark to prepare public bidding documents to replace various roofs at the Housing Authority; and

WHEREAS, it is recommended that the roof at 65 First Street be recoated to ensure that it watertight and to eliminate the potential for water infiltrations problems; and

WHEREAS, the Acting Executive Director has requested that the firm of Minervini Vandermark submit a proposal to prepare public bidding documents to make the repairs at 65 First Street as a revision to their existing A/E Contract; and

WHEREAS, Minervini Vandermark has submitted a proposal in the amount of \$3,750.00 in order to undertake this work which has been reviewed by the Acting Executive Director and found to be fair and reasonable; NOW THEREFORE

BE IT RESOLVED by the Board of Commissioners of the Hackensack Housing Authority that the existing A/E contract with Minervini Vandermark of Hoboken, New Jersey for roofing work be hereby amended to include the additional work associated with 65 First Street in the amount of \$3,750.00; and

BE IT FURTHER RESOLVED that funds for this work shall be made available through the Housing Authority's Capital Fund Program.

MINERVINI-VANDERMARK, L.L.C.
ARCHITECTURE

360 14th Street

Hoboken, New Jersey 07030
t. 201-386-0637 / f. 201-386-0628
www.mvarchitecture.com

January 31st, 2014

To: The City of Hackensack Housing Authority

Attention: Mr. John Bellochio
Executive Director

65 First Street
Hackensack, New Jersey 07601

Reference: Proposal for Architectural Services – Amendment to Capital Fund Contract
Oratam Court – NJ1 Roofing Repairs & Coating
At 65 First Street, Hackensack NJ

Dear Bellochio,

We would like to thank you for considering the Architectural Firm of Minervini-Vandermark, LLC for your proposed Oratam Court – NJ1 Roofing Repairs & Coating - Hackensack, New Jersey. Our firm is looking forward to once again working with you on this particular project. We want to assure you that our knowledge, experience, dedication and professionalism will bring your project to completion in an exemplary manner.

This project will include bidding for two roofs and an alternate for a third. The project will be to re-coat the roofing area with a new Aztec white liquid membrane. This will include coating all piping and mechanical items for rust precaution.

If this proposal is accepted, we will provide complete sets of construction documents & report services for the projects mentioned above. Within the scope of this fee, we will provide the working drawings for construction, site observation, shop drawing review and answers to construction requests for information. Our office will assist the Hackensack Housing Authority in specifying and choosing materials for these rehabilitation projects. Our office will also be available to attend the Authority's Board of Commissioner's meetings if requested. It is our intention to provide a high quality package to enhance this projects overall success.

The firm of Minervini-Vandermark, LLC proposes to produce the Construction Documents and Services mentioned above for the sum of \$9,500.00. The following is an itemized breakdown of our Architectural Services:

<i>For the Roof Coating Bid Documents:</i>	<i>\$3,500.00</i>
<i><u>Estimated Reproduction Cost for Bidding:</u></i>	<i><u>\$250.00</u></i>
<i>Complete Design Services for the Proposed Project:</i>	<i>\$3,750.00</i>

The payment schedule will be approved as per Hackensack Housing Authority Guidelines.

In recent history, we are proud to cite that we have been the architects of record for the Hackensack, Secaucus, Hightstown & Princeton Housing Authorities for their Capital Fund Programs. We believe our firm has proven that we possess the experience & knowledge that is commanded to perform this type of work. We are currently working with your administration and feel that our entities work extremely well together.

We look forward to meeting with you and answering any questions you may have regarding this proposal. Thank you again, for considering the firm of Minervini-Vandermark, LLC.

Sincerely,

Frank J. Minervini, AIA

Anthony C. Vandermark, Jr. AIA

RESOLUTION #2014-6

(Appointment of Executive Director)

WHEREAS, the Hackensack Housing Authority received notification that its Acting Executive Director, John Bellocchio, will be retiring effective March 31, 2014; and

WHEREAS, the Housing Authority has need to secure the services of an Executive Director that meets the statutory requirements of the State of New Jersey; and

WHEREAS, the Housing Authority needed to conduct a national search in accordance with the requirements of the New Jersey Department of Community Affairs; and

WHEREAS, the Housing Authority has instructed its search consultant to take the necessary actions to ensure compliance with all rules and regulations governing the selection of a new Executive Director; and

WHEREAS, the search consultant has completed the search and the Personnel Committee has completed the interview process and would like to make a recommendation regarding the appointment of an Executive Director; and

WHEREAS, the Personnel Committee is recommending that Anthony Feorenzo be offered the position of Executive Director; NOW THEREFORE

BE IT RESOLVED by the Board of Commissioners of the Hackensack Housing Authority that Anthony Feorenzo be offered the position of Executive Director, Effective April 1st, 2014; and

BE IT FURTHER RESOLVED that the appointment will not become permanent until approval of Mr. Feorenzo's credentials by the New Jersey Dept. Of Community Affairs; and

BE IT FURTHER RESOLVED that the salary for this position shall be set at \$115,000.00

Housing Authority City of Hackensack

65 FIRST STREET, HACKENSACK, NEW JERSEY 07601

7.10
TEL 201-342-4280
FAX 201-342-5044
TTY/TTD 800-545-1833 EXT. 844

February 7, 2014

MEMORANDUM

To: PERSONNEL COMMITTEE (Commissioners Stassi, D'Arminio & Casamenti)

From: William F. Snyder, Search Consultant

Re: Appointment of Executive Director

The Housing Authority previously appointed its Deputy Executive Director, John Bellocchio, to serve as Interim Executive Director. Mr. Bellocchio notified the Board of Commissioner in early 2013 that he would be retiring on March 31, 2014. As such, the Housing Authority had to take action to obtain an Executive Director that is qualified under the requirements of the New Jersey Redevelopment & Housing statute.

The Housing Authority undertook a nationwide, professional search in accordance with the requirements of the New Jersey Department of Community Affairs. Advertisements were placed in 2 national trade association journals (NAHRO & PHADA) as well as the newspapers. The Housing Authority received 11 resumes in response to its advertisements. The resumes were vetted by the search consultant and 2 finalists were interviewed by the Personnel Committee on February 3rd, 2014.

After careful consideration, the Personnel Committee is recommending that the position be offered to Anthony Feorenzo. Mr. Feorenzo currently works for the Housing Authority as the Assistant Executive Director. Therefore, he would be promoted to the position of Executive Director effective April 1st, 2014.

Please feel free to contact me if you have any questions regarding this matter.

“Advertisement for Employment”

EXECUTIVE DIRECTOR

The Housing Authority of the City of Hackensack is seeking a highly qualified and motivated individual to serve as the Executive Director. The selected candidate will be responsible for supervising all aspects of the Housing Authority's operations including management of 500 public housing units at 6 locations and a staff of 17 full-time employees. Candidates must have a minimum of a 4 year college degree from an accredited college or university, with 5 years related experience. **Interested candidates should send a letter of interest, resume, writing sample and salary expectations to: John Bellocchio, Acting Executive Director, Hackensack Housing Authority, 65 First Avenue, Hackensack, New Jersey 07601. The application deadline is December 27th, 2013.**

**Accepted for an interview
Executive Director Applicants' Information**

Lynn Bartlett
265 Marlboro Road
Wood-Ridge, New Jersey 07075
Phone: 201-280-6487
lynnannbartlett@gmail.com

Anthony Feorenzo
83 Poplar Drive
Paramus, New Jersey 07652
Phone: 201-446-1698
Anthony.feorenzo@verizon.net

**Rejected for an interview
Executive Director Applicants' Information**

Gideon Charles

7447 S. South Shore Drive Apt # 29K
Chicago, Illinois 60649
Cell: 773-505-1049
Gcharles1_2000@yahoo.com
gideoncharles77@hotmail.com

jillcorin@att.net

Jeff Sattler

102 Sherwood Lane
Norwich, CT 06360
Phone: 860-859-1245
sattlerboys@comcast.net

William Collins

1306 Marion Avenue
Plainfield, New Jersey 07060
Mobile: 908-531-4979
wcc45@outlook.com

Marc A. Starling

901 Collins Avenue, 4A
Ocean, New Jersey 07712
Phone: 215-939-5003
wall5252@yahoo.com

William A. Brawer

797 Linden Way
Franklin Lakes, New Jersey 07417
Phone: 201-407-2507
billbrawer@aol.com

Bridget Bodie-Papino

475 Pascack Road
Township of Washington, NJ 07676-4844
Work: 718-262-4830
Home: 201-666-6235

Keith L. Gregory

1677 Pinnacle Court
Aurora, IL 60502
Phone: 312-479-7333
Keithlgregory2@gmail.com

Monica E. Brinson, MBA

3050 Edwin Avenue, Unit 1H
Fort Lee, New Jersey 07024
Phone: 201-394-2420
monbri201@aol.com

Jill Corin

1 John Court
Randolph, New Jersey 07869
Phone: 973-945-8899

7.1

HACKENSACK HOUSING AUTHORITY
65 1ST ST
HACKENSACK NJ 07601-2027

2600624

The Record

STATE OF NEW JERSEY
COUNTY OF PASSAIC SS:

S. Bellocchio

Of full age, being duly sworn according to law, on his/her oath says that he/she is employed at North Jersey Media Group Inc., publisher of The Record. Annexed hereto is a true copy of the notice that was published on the following date(s):

12.12.2013

Annual Notice of Meetings
Hackensack Housing Authority
65 First Street
Hackensack, New Jersey 07601

In accordance with the Open Public Meetings Act, Chapter 231, Laws of 1975, annual notice of the schedule of regular meetings of the Housing Authority of the City of Hackensack, County of Bergen, State of New Jersey for the year 2014 is hereby provided:

1/16/14	6:00 PM
2/13/14	6:00 PM
3/13/14	6:00 PM
4/10/14	6:00 PM
5/8/14	6:00 PM
6/12/14	6:00 PM
7/10/14	6:00 PM
9/11/14	6:00 PM
10/9/14	4:00 PM
12/11/14	

All meetings are held at 65 First Street (meeting room), Hackensack, New Jersey.

JOHN BELLOCCHIO
Acting Executive Director
December 12, 2013-fee: \$28.35(30) 3609669

In The Record, a newspaper of general circulation and published in Hackensack, in the county of Bergen and circulated in Bergen, Passaic, Hudson, Morris and Essex Counties. Said newspaper is published seven days a week.

Subscribed and sworn before me this 12 day of December 2013 at Woodland Park, NJ

Sonja E. Thorsland
A Notary Public of New Jersey

SONJA E THORSLAND
ID # 2359423
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires May 03, 2017

REQUEST FOR PROPOSALS

Computer Services

Due: 2/19/14 by 2:00 PM

Hackensack Housing Authority
65 First Street
Hackensack, NJ 07102
201 342-4280

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for maintenance of its computer hardware and software. It is the Housing Authority's desire to retain and employ a duly qualified computer specialist who is experienced in maintaining a small office computer system. All services must be in accordance with the existing rules, orders, directives and regulations promulgated by the United States Department of Housing and Urban Development, local and state laws governing this work.

The services that are requested will be as follows:

- 1) Maintain and troubleshoot all hardware problems. Recommend all upgrades to the existing system.
- 2) Maintain and troubleshoot all software related problems.
- 3) Maintain and troubleshoot all operating system (DOS and windows) and network related problems.
- 4) Install all software as recommended by the Housing Authority (including Tenmast software upgrades).
- 5) Respond to all emergencies within 2 hours.
- 6) Provide all services and equipment necessary to ensure that the Authority's computer system is operating efficiently and effectively.
- 7) Other computer services as directed by the Housing Authority.
- 8) Ensure that all systems are adequately backed-up to ensure that no data is lost in the event of a system failure.

Qualifications:

- 1) Must be a duly qualified and authorized to provide all Microsoft and Novell Netware services.
- 2) Must have demonstrated experience in performing the required services.
- 3) Must have a minimum of 5 years experience.
- 3) Must be approvable by the United States Department of Housing and Urban Development.

Proposal Submission:

All persons interested in submitting a proposal for the computer services should submit a proposal based upon an hourly rate. Proposals should be delivered to the office of the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey on or before February 19, 2014 by 2:00 PM. All persons submitting a proposal are encouraged to contact the Housing Authority in an effort to personally review the existing system.

Proposal Format:

- 1) Must include a completed and signed format sheet (attached);
- 2) Must include a certificate of insurance;
- 3) Must include a listing of references;
- 4) Must include copies of the relevant licenses to provide the necessary services
- 5) Must provide a copy of the New Jersey Business Registration Form.

This solicitation for proposals is being made in accordance with the New Jersey Local Unit Pay to Play law (NJSA 19:44A 20.4 et seq.) as a "fair and open" process. All proposals will be publicly opened on the date and time specified in the RFP.

ANTHONY FEORENZO
Asst. Executive Director

PROPOSAL CHECKLIST

_____ Proposal Form (including Price)

_____ Copy of Vendor's Insurance Certificate

_____ Listing of References and Current Customers (include
telephone numbers)

_____ Relevant Licenses

_____ New Jersey Business Registration Form

Please check off each item that is being submitted with the proposal
and include this sheet with the proposal. Failure to include these
items with the proposal will result in rejection of the proposal.

Signature

Date:

PROPOSAL FOR COMPUTER MAINTENANCE

Hackensack Housing Authority

65 First Street

Hackensack, New Jersey 07601

(201) 342-4280

Submitted by:

Company Name: _____

Address: _____

Telephone Number: _____

Contact Person: _____

Price per Hour: \$ _____

Materials/parts, equipment (supported by a manufacturer's invoice)

Overhead: _____ %

Profit: _____ %

*Price Includes all work outlined in the attached Request for Proposals.

Term: 24 Months

Date: _____

Contractor's Signature

The Housing Authority reserves the right to reject any and all proposals received in response to its R.F.P. The proposal must contain all of the attachments as stated in the "Proposal Submission" section of the R.F.P.

Legal Advertisement

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for the following services:

"Computer Maintenance"

It is the Housing Authority's desire to retain duly qualified, competent and capable contractors and vendors. All services must be in accordance with the existing laws, rules, orders, directives and regulations governing these services and supplies.

All persons interested in submitting proposals for these services should contact the Housing Authority of the City of Hackensack in order to receive a copy of the formal Request for Proposals. The RFP specifies the scope of the services and the requirements for submitting proposals.

All proposals must be submitted the office of the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey on or before February 19th, 2014 by 2:00 PM.

The Housing Authority reserves the right to reject any and all proposals received for these services. It also reserves the right to terminate the vendor, for convenience, at any time during the term of the contract.

ANTHONY FEORENZO
Asst. Executive Director

Date: 1/22/14

7.3

REQUEST FOR PROPOSALS

Exterminating Services

Due: 2/19/14 by 2:00 PM

Hackensack Housing Authority
65 First Street
Hackensack, NJ 07102
201 342-4280

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for exterminating services. The services will be for a two (2) year period. It is the Housing Authority's desire to retain and employ a duly qualified, licensed exterminator. All services must be in accordance with the existing laws, rules, orders, directives and regulations governing these services.

The services that are requested will be as follows and will encompass the sites listed as Appendix I:

1) Exterminate each of the Housing Authorities apartments, for insects, on a monthly basis. All Chemicals must be safe and non-toxic to the all residents and their pets.

2) Exterminate all common areas, compactor closets, utility rooms, offices, community rooms, kitchens, stairwells, corridors, elevator machines rooms, mechanical rooms and garbage compactor chutes and rooms. Must exterminate the exterior perimeter of each building for ants, during the spring of each year.

3) Provide a written schedule for each year, in advance, indicating the times and dates that the services will be performed for posting at each building and distribution to all tenants.

4) Provide rodent control services and exterminate where evidence of rodent infestation exists.

5) Must ensure that insect and rodent infestations do not occur. Where evidence of an infestation occurs, the problem must be addressed within 24 hours of being notified of the problem.

6) Must be capable of providing bedbug treatment and pre-treatment. Services must include the capacity to utilize heat or cold to an apartment at temperatures that will kill the bedbugs.

7) Must inform the Housing Authority, in writing, about tenants whose living conditions may be contributing to a potential infestation problem.

Qualifications:

- 1) Must be licensed by all applicable entities governing these services in the State of New Jersey.
- 2) Should have previous experience in exterminating high-rise, elderly housing projects.
- 3) Should have good communication skills.
- 4) Must be an approvable by the U.S. Department of Housing and Urban Development to provide these services.

Proposal Submission:

All persons interested in submitting a proposal for the Housing Authority's exterminating services should submit a price based upon a per unit cost. The proposal must include the following:

- 1) Per unit Cost.
- 2) Cost for building perimeter ant control.

3) Cost of bedbug treatment
3) Copy of the vendor's insurance certificate.
4) Listing of references and current customers.
5) Manufacturer's specification sheet indicating the proposed chemicals to be used.

6) Copies of all relevant licenses and chemical permits.

7) Copies of specifications of all chemicals being used.

Proposals should be delivered to the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey on or before February 19th, 2014 by 2:00 PM. The buildings are available for inspection between the hours of 9:00 AM to 4:00 PM, Monday to Friday.

The Housing Authority reserves the right to reject any and all proposals received for these services. It also reserves the right to terminate the vendor, for convenience, at any time during the term of the contract.

This solicitation for proposals is being made in accordance with the New Jersey Local Unit Pay to Play law (NJSA 19:44A 20.4 et seq.) as a "fair and open" process. All proposals will be publicly opened on the date and time specified in the RFP.

ANTHONY FEORENZO
Acting Executive Director

Date: 1/22/14

PROPOSAL FOR EXTERMINATING SERVICES

Hackensack Housing Authority
65 First Street
Hackensack, New Jersey 07601
201 342-4280

Submitted by:

Company Name: _____

Address: _____

Telephone Number: _____

Contact Person: _____

Price per Unit: \$ _____

Price for Building perimeter ant control: \$ _____

Price for bedbug pretreatment: \$ _____

Price for bedbug treatment: \$ _____

(Attach price list as necessary)

*Price Includes all work outlined in the attached Request for Proposals.

Term: 24 Months

Date: _____

Contractor's Signature

The Housing Authority reserves the right to reject any and all proposals received in response to its R.F.P. The proposal must contain all of the attachments as stated in the "Proposal Submission" section of the R.F.P.

Legal Advertisement

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for the following services:

"Exterminator Services"

It is the Housing Authority's desire to retain a duly qualified, competent and capable contractor to perform exterminator services at its properties. All services must be in accordance with the existing laws, rules, orders, directives and regulations governing these services and supplies.

All persons interested in submitting proposals for the exterminating services should contact the Housing Authority of the City of Hackensack in order to receive a copy of the formal Request for Proposals. The RFP specifies the scope of the services and the requirements for submitting proposals.

All proposals must be submitted to the office of the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey on or before February 19, 2014 by 2:00 PM. The buildings are available for inspection between the hours of 9:00 AM to 4:00 PM, Monday to Friday.

The Housing Authority reserves the right to reject any and all proposals received for this work. It also reserves the right to terminate the vendor, for convenience, at any time during the term of the contract.

ANTHONY FEORENZO
Asst. Executive Director

Date: 1/22/14

APPENDIX I
Locations

175 W Railroad Avenue (Dizenzo Court)
60 Units (48-1bdr & 12-0 bdr)

60 Kansas Street (Harry Berkie Gardens)
100 Units (70-0bdrs, 26-1 bdr, 4-2 bdr)

230 Central Avenue (Ostrowski Court)
50 Units (6-1 bdr, 18-2 bdr, 25-3 bdr)

170 Sussex Street (Oratam Court)
144 Units (12-1 bdr, 84-2 bdr, 36-3 bdr, 12-4 bdr)

65 First Street (Widnall Towers)
100 Units (20-1 bdr, 80-0 bdr)

164 Beech Street (Barsalona Court)
46 Units

7.4

REQUEST FOR PROPOSALS

Painting Services

Due: 2/19/14 by 2:00 PM

Hackensack Housing Authority
65 First Street
Hackensack, NJ 07102
201 342-4280

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for Interior painting of apartments for a two year period. It is the Housing Authority's desire to retain and employ a duly qualified and capable painting contractor. All services must be in accordance with the existing laws, rules, orders, directives and regulations governing these services.

The services that are requested will be as follows and will encompass all of the Housing Authority's properties:

1) The contractor will be required to furnish all labor and materials necessary to professionally paint units as specified by the Housing Authority at turnover (upon tenants moving out of the building.

2) The contractor will be required to prepare all paint surfaces for painting. This shall include filling all holes, removal of all stains (including priming stains and patches with a primer/sealer to prevent bleeding).

3) Protect other surfaces, items or materials, whether to be painted or not, against damage by painting (cabinets, fixtures, counters, light fixtures, appliances, heating grills and elements, etc.).

3) The contractor will be required to adequately prime all surfaces with one (1) complete coat of primer and provide two (2) coats of semi-gloss (latex based) paint on all wall surfaces and two coats of flat paint (latex based) on all ceilings. The type

of paint shall be in accordance with the "Paint Specification" section (work shall include all closets). All paint must be applied in accordance with the manufacturer's instruction.

4) The contractor shall be required to paint each unit within 48 hours of being notified by the HHA office staff. All work must be performed between the hours of 8:00 AM to 6:00PM-Monday to Friday.

5) The contractor will be required to remove all related painting debris at the conclusion of each work day. All chemicals must be discarded according to any and all applicable federal, state or local laws.

6) The contractor shall paint other areas (interior and exterior) as directed by the owner. The price shall be based upon an hourly labor rate, plus the cost of materials.

7) Upon completion of painting, clean all glass and paint spattered surfaces. Remove spattered paint by washing and scraping, using care not to scratch or damage adjacent surfaces.

8) Payment shall be made upon the inspection and acceptance of the work by the maintenance supervisor.

Paint Specification:

The owner has specified the following manufacturers of paint for purposes of this Request for Proposals:

- 1) Glidden Company
- 2) Benjamin Moore and Company
- 3) Sherwin-William Company

Qualifications:

- 1) Should be in the painting business a minimum of three years.
- 2) Must be approvable by the U.S. Department of Housing and Urban Development to provide these services.

Proposal Submission:

All persons interested in submitting a proposal for the Housing Authority's interior painting of turnover units should submit a price based upon the type of unit to be painted (0 to 4 bedroom units). The unit prices will include all labor and materials. The proposal must include the following:

- 1) Cost based upon the unit size.
- 2) An itemization of other expenses (be specific).
- 3) Copy of the vendor's insurance certificate.
- 4) Listing of references and current customers.
- 5) Manufacturer's specification sheet indicating the proposed paint to be utilized.

Proposals should be delivered to the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey on or before February 19th, 2014, by 2:00 PM. The buildings are available for inspection between the hours of 8:30 AM to 4:00 PM, Monday to Friday.

The Housing Authority reserves the right to reject any and all proposals received for these services. It also reserves the right to terminate the vendor, for convenience, at any time during the term of the contract. The Authority may choose to utilize

Pg. 4

the New Jersey Cooperative Purchasing Program, at anytime during the course of the contract, in the event that their prices are lower than the selected vendor.

The selected painting contractor will be paid for painting within 30 days of completion of a unit. No payment will be made until the Authority's maintenance supervisor has inspected and approved the completed unit.

This solicitation for proposals is being made in accordance with the New Jersey Local Unit Pay to Play law (NJSA 19:44A 20.4 et seq.) as a "fair and open" process. All proposals will be publicly opened on the date and time specified in the RFP.

ANTHONY FEORENZO
Asst. Executive Director

Date: 1/22/14

PROPOSAL CHECKLIST

- _____ Proposal Form (including Price)
- _____ Copy of Vendor's Insurance Certificate
- _____ Listing of References and Current Customers (include
telephone numbers)
- _____ Manufacturer's Specification Sheet on paint
- _____ New Jersey Business Registration Form

Please check off each item that is being submitted with the proposal and include this sheet with the proposal. Failure to include these items with the proposal will result in rejection of the proposal.

Signature

Date:

PROPOSAL FOR INTERIOR PAINTING

Hackensack Housing Authority
65 First Street
Hackensack, New Jersey 07094
(201) 342-4280

Submitted by:

Company Name: _____

Address: _____

Telephone Number: _____

Contact Person: _____

Price for 0-bedroom unit: \$ _____

Price for 1-bedroom unit: \$ _____

Price for 2-bedrom unit \$ _____

Price for 3-bedroom unit \$ _____

Price for 4-bedroom unit \$ _____

Hourly Labor Rate: \$ _____

Other Expenses (specify in
detail) _____

*Price Includes all work outlined in the attached Request for Proposals.

Term: 24 Months

Date: _____

Contractor's Signature

The Housing Authority reserves the right to reject any and all proposals received in response to its R.F.P.. The proposal must contain all of the attachments as stated in the "Proposal Submission" section of the R.F.P..

Legal Advertisement

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for the following services:

"Painting"

It is the Housing Authority's desire to retain duly qualified, competent and capable contractors and vendors. All services must be in accordance with the existing laws, rules, orders, directives and regulations governing these services and supplies.

All persons interested in submitting proposals for these services should contact the Housing Authority of the City of Hackensack in order to receive a copy of the formal Request for Proposals. The RFP specifies the scope of the services and the requirements for submitting proposals.

All proposals must be submitted the office of the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey on or before February 19, 2014, by 2:00 PM.

The Housing Authority reserves the right to reject any and all proposals received for these services. It also reserves the right to terminate the vendor, for convenience, at any time during the term of the contract.

ANTHONY FEORENZO
Asst. Executive Director

Date: 1/22/14

7.5

REQUEST FOR PROPOSALS

Garbage Removal Services

Due: 2/19/14 by 2:00 PM

Hackensack Housing Authority
65 First Street
Hackensack, NJ 07102
201 342-4280

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for garbage removal services. The services will be for a two-year period (24 months). It is the Housing Authority's desire to retain and employ a duly qualified, licensed waste removal contractor. All services must be in accordance with the existing laws, rules, orders, directives and regulations governing these services.

The services that are requested will be as follows and will encompass two of the Housing Authority's properties (69 Railroad Avenue & 86 Newman Street):

- 1) Provide garbage pickup on Saturdays for the following locations:
 - a. 86 Newman Street (1-8 yard front loading containers & 2-6 yard front loading container)
 - b. 69 Railroad Avenue (1-8 yard front loading containers & 2-6 yard front loading container)

The contractor must verify that their trucks are compatible with the existing containers located at these locations. The proposal must be based upon the use of the existing containers.

- 2) Provide pickup services for an existing 30-yard container at times when requested by the Housing Authority.

Qualifications:

- 1) Must be licensed by all applicable entities governing these services in the State of New Jersey.
- 2) Must have a minimum of three (5) years experience in the carting business.

3) Must be an approvable by the U.S. Department of Housing and Urban Development to provide these services.

Proposal Submission:

All persons interested in submitting a proposal for the Housing Authority's garbage removal services should submit a price based upon a flat fee for the weekly pickup and a flat fee for the 30-yard container pickup. The proposal must include the following:

- 1) Fee Proposal
- 2) Copy of the vendor's insurance certificate.
- 4) Listing of references and current customers.
- 5) Copies of all relevant licenses.
- 6) Certification of equipment compatibility

Proposals should be delivered to the Housing Authority of the City of Hackensack, 69 First Street, Hackensack, New Jersey on or before February 19th, 2014 by 2:00 PM. The buildings and containers are available for inspection between the hours of 9:00 AM to 4:30 PM, Monday to Friday.

The Housing Authority reserves the right to reject any and all proposals received for these services. It also reserves the right to terminate the vendor, for convenience, at any time during the term of the contract.

This solicitation for proposals is being made in accordance with the New Jersey Local Unit Pay to Play law (NJSA 19:44A 20.4

et seq.) as a "fair and open" process. All proposals will be publicly opened on the date and time specified in the RFP.

ANTHONY FEORENZO

Acting Executive Director

Date: 1/22/14

PROPOSAL FOR GARBAGE REMOVAL

Housing Authority of the City of Hackensack
69 First Street
Hackensack, New Jersey 07601
(201) 342-4280

Submitted by:

Company Name: _____

Address: _____

Telephone Number: _____

Contact Person: _____

1) Price for Saturday pickup at 86 Newman Street (1-8 yard containers & 2-6 yard container & 69 Railroad Avenue (1-8 yard containers & 2-6 yard container) : \$ _____ Per week

2) Prices for pickup of 30-yard container when called by the Housing Authority: \$ _____ Per pickup

Term: 24 Months

Date: _____

Contractor's Signature

The Housing Authority reserves the right to reject any and all proposals received in response to its R.F.P. The proposal must contain all of the attachments as stated in the "Proposal Submission" section of the R.F.P.

Equipment Certification

I, _____, do hereby certify that our trucks are capable of removing the containers that the Housing Authority utilizes for its trash. I further certify that I have examined this equipment prior to making this representation. I understand that the Housing Authority will not be obligated to contact with any contractor that does not have the capability of removing the existing containers.

(Name of Vendor's Company)

(Contractor's Signature)

Date:

Legal Advertisement

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for the following services:

"Garbage Removal Services"

It is the Housing Authority's desire to retain duly qualified, competent and capable contractors and vendors. All services must be in accordance with the existing laws, rules, orders, directives and regulations governing these services and supplies.

All persons interested in submitting proposals for these services should contact the Housing Authority of the City of Hackensack in order to receive a copy of the formal Request for Proposals. The RFP specifies the scope of the services and the requirements for submitting proposals.

All proposals must be submitted the office of the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey on or before February 19th, 2014, by 2:00 PM.

The Housing Authority reserves the right to reject any and all proposals received for these services. It also reserves the right to terminate the vendor, for convenience, at any time during the term of the contract.

ANTHONY FEORENZO
Executive Director

Date: 1/22/14

7.6

REQUEST FOR PROPOSALS

Flooring Services

Due: 2/19/14 by 2:00 PM

Hackensack Housing Authority
65 First Street
Hackensack, NJ 07102
201 342-4280

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for carpet and tile installation services. The services will be for a two year period. It is the Housing Authority's desire to retain and employ a duly qualified and capable carpet/tile installer. All services must be in accordance with the existing laws, rules, orders, directives and regulations governing these services.

The services that are requested will be as follows and will encompass all of the Housing Authority's properties:

- 1) Removal of existing carpet/tile, glue and other related carpet fasteners from the unit.

- 2) Preparation and patching of existing flooring in order to install new carpeting and or tile. Vacuum floor prior to installation of new carpet/tile.

- 3) Installation of new carpet/tile (color and texture to be selected by management):

- 4) Carpet/tile must be approvable for installation in an elderly high-rise project by all relevant code reviewing entities.

The Manufacturer shall have a minimum of 3 years production experience, whose published literature clearly indicates general compliance with all required codes.

- 5) Installation must comply with the manufacturer's recommendations for seam locations and direction of carpet/tile

6) Install carpet/tile edge guards where edge of carpet/tile is exposed; anchor guards to substrate.

7) Removal of all debris associated with the old carpet/tile removal and new carpet/tile installation. Vacuum Carpet/tile after installation of new carpet/tile. Debris shall be removed from the building by the contractor and disposed of off-site (not on Housing Authority property).

8) Must be able to complete total installation within 7 days of receiving notification from management (failure to comply with this requirement will result in termination of the contract). The work must be completed between the hours of 8:30 AM to 6:00 PM, Monday to Friday (no weekends).

Carpet Specifications:

- 1) Gauge: 10 gauge
- 2) Pile weight: Minimum 26 oz. per square yard
- 3) Stitches per inch: 10
- 4) Primary back: Polypropylene
- 5) Fiber: 100% C.F Praxis Polypropylene
- 6) Texture: Level Loop
- 7) Color: Standard (to be selected by management)

Tile Specifications:

- 1) Composition: Vinyl binder, non-asbestos mineral fillers and colorfast pigments
- 2) Size: 30.5 cm x 30.5 cm (12" x 12")
- 3) Normal Thickness: 3.18 mm (1/8")
- 4) Standards: Federal Specification ss-T-312, Type IV, ASTM F1066, CSA Standard A126.1M
- 5) Load Limit: Static Load-75 lbs per square inch
- 6) Flammability: ASTM E648, ASTM E662

Other:

As selected by the owner.

Qualifications:

- 1) Should be in the carpet/tile installation business a minimum of three years.
- 2) Must be approvable by the U.S. Department of Housing and Urban Development to provide these services.

Proposal Submission:

All persons interested in submitting a proposal for the Housing Authority's carpet/tile installation services should submit a price based upon a square yard cost for carpet and square foot for VCT. The square yard and square footage costs will include all labor, materials, padding (where already existing) and carpet/tile. The proposal must include the following:

- 1) Cost based upon a square yard for carpet and square foot for tile.

- 2) Copy of the vendor's insurance certificate.
- 3) Listing of references and current customers.
- 4) Manufacturer's specification sheet indicating the proposed carpet and tile, to be utilized. The material must evidence the fire performance characteristics and the carpet/tile's physical characteristics.
- 5) Include carpet and tile swatches for review by management.

Proposals should be delivered to the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey on or before February 19th, 2014 by 2:00 PM. The buildings are available for inspection between the hours of 8:30 AM to 4:00 PM, Monday to Friday.

The Housing Authority reserves the right to reject any and all proposals received for these services. It also reserves the right to terminate the vendor, for convenience, at any time during the term of the contract. The Authority may choose to utilize the New Jersey Cooperative Purchasing Program, at anytime during the course of the contract, in the event that their prices are lower than the selected vendor.

The selected vendor will be paid for carpet/tile installation within 45 days of completing an installation. The total yardage and/or footage contained on the invoice will be verified by management prior to payment. No payment will be made until the

Authority's maintenance supervisor has inspected and approved the carpet/tile installation.

This solicitation for proposals is being made in accordance with the New Jersey Local Unit Pay to Play law (NJSA 19:44A 20.4 et seq.) as a "fair and open" process. All proposals will be publicly opened on the date and time specified in the RFP.

ANTHONY FEORENZO

Asst. Executive Director

Date: 1/22/14

PROPOSAL CHECKLIST

_____ Proposal Form (including Price)

_____ Copy of Vendor's Insurance Certificate

_____ Listing of References and Current Customers (include
telephone numbers)

_____ Manufacturer's Specification Sheet on Carpet and tile

_____ Carpet/tile Swatches

Please check off each item that is being submitted with the proposal and include this sheet with the proposal. Failure to include these items with the proposal will result in rejection of the proposal.

Signature

Date:

PROPOSAL FOR CARPET/VCT INSTALLATION
Hackensack Housing Authority
65 First Street
Hackensack, New Jersey 07601
(201) 342-4280

Submitted by:

Company Name: _____

Address: _____

Telephone Number: _____

Contact Person: _____

Price per Square Yard for Carpet: \$ _____

Prices per Square Foot for VCT: \$ _____

*Price Includes all work outlined in the attached Request for
Proposals.

Term: 24 Months

Date: _____

Contractor's Signature

The Housing Authority reserves the right to reject any and all
proposals received in response to its R.F.P. The proposal must
contain all of the attachments as stated in the "Proposal
Submission" section of the R.F.P.

Legal Advertisement

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for the following services:

"Flooring Services"

It is the Housing Authority's desire to retain a duly qualified, competent and capable contractor to repair and replace flooring at its properties. All services must be in accordance with the existing laws, rules, orders, directives and regulations governing these services and supplies.

All persons interested in submitting proposals for the flooring services should contact the Housing Authority of the City of Hackensack in order to receive a copy of the formal Request for Proposals. The RFP specifies the scope of the services and the requirements for submitting proposals.

All proposals must be submitted to the office of the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey on or before February 19, 2014 by 2:00 PM. The buildings are available for inspection between the hours of 9:00 AM to 4:00 PM, Monday to Friday.

The Housing Authority reserves the right to reject any and all proposals received for this work. It also reserves the right to terminate the vendor, for convenience, at any time during the term of the contract.

ANTHONY FEORENZO
Asst. Executive Director

Date: 1/22/14

REQUEST FOR PROPOSALS

INSPECTION SERVICES



Due: February 19th, 2014 by 2:00 PM

Housing Authority of the City of Hackensack
65 First Street
Hackensack, New Jersey 07601
201 342-4280

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for Inspection Services for its Public Housing Program. All services must comply with state and local laws and be in accordance with the existing rules, orders, directives, regulations and handbooks promulgated by the United States Department of Housing and Urban Development. The services will be undertaken with funds allocated under the Public Housing Program.

The services that are requested will be as follows:

- 1) Conduct annual inspections of all 500 public housing units in accordance with the Uniform Physical Condition Standards (UPCS).
- 2) Conduct general building, common area, grounds, systems and all other UPCS inspections to ensure compliance with REAC inspections on all properties (6 locations).
- 3) Preparation of reports indicating the specific areas that need to be improved in order to maximize the REAC inspection score. The deficiency report should provide a listing of defects, their level, locations and additional comments. The comments must be in sufficient detail to allow for work order generation.
- 4) Annual inspections should be conducted as per direction of the Executive Director.
- 5) Escort the REAC inspector and answer any questions regarding their inspection.
- 6) Perform other services as requested by the Authority.

Qualifications:

- 1) Must have at least three (3) years experience performing these services at other PHAs.
- 2) Must be approvable by the United States Department of Housing and Urban Development to provide these services.

Proposal Submission:

All persons interested in submitting a proposal for the inspection services should submit a proposal based upon a flat fee. The following items should be included in the proposal:

- 1) Proposal Submission Sheet;
- 2) Listing of similar work that the firm has previously completed;
- 3) Listing of references;
- 4) New Jersey Business Registration Form
- 5) Certificate of Insurance

Proposals should be delivered to the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey by 2:00 P.M. on or before Wednesday, February 19th, 2014.

All quotes for inspection services should be submitted on the required proposal submission sheet. This sheet should be the first page of your proposal. The fee schedule should contain pricing for per unit inspections, common area (mechanical rooms, etc)/ground inspections and mechanical systems.

This solicitation for proposals is being made in accordance with the New Jersey Local Unit Pay to Play law (NJSA 19:44A 20.4

et seq.) as a "fair and open" process. All proposals will be publicly opened on the date and time specified in the RFP.

ANTHONY FEORENZO
Assistant Executive Director

Hackensack Housing Authority

65 First Street

Hackensack, New Jersey

07601

Inspection Services
Public Housing Program

PROPOSAL SUBMISSION SHEET

- 1) Name/Address of Firm:
- 2) Telephone Number:
- 3) Contact Person:
- 4) Amount of Fee (attach schedule):
- 5) Hour Rate (for additional Services):
- 6) Amount of any expected reimbursables:

Date:

Signature:

COMPETITIVE PROPOSAL EVALUATION SYSTEM

Type of Services: Inspection Services

Name/Address of Respondent:

- 1) Demonstrated experience and competence in this type of work (20 Points).
- 2) Familiarity with the Inspection systems and HUD rules and regulations (20 Points).
- 3) Capability and capacity to accomplish work within the required time period (20 Points).
- 4) Specialized experience of key personnel in Housing Authority Programs (20 Points).
- 5) Firm's Equal Opportunity Policy. Each bidder must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex or national original (10 Points).
- 6) Price (10 Points).

Total Point Score:

Narrative Review of Proposal:

Legal Advertisement

REQUEST FOR PROPOSALS

The Housing Authority of the City of Hackensack, New Jersey will accept proposals for the following services:

"Inspection Services"

It is the Housing Authority's desire to retain duly qualified, competent and contractor to provide annual inspections of its units, common areas and systems at its public housing sites. All services must be in accordance with the existing laws, rules, orders, directives and regulations governing these services and supplies.

All persons interested in submitting a proposal for inspection services should contact the Housing Authority of the City of Hackensack in order to receive a copy of the formal Request for Proposals. The RFP specifies the scope of the services and the requirements for submitting proposals.

All proposals must be submitted the office of the Housing Authority of the City of Hackensack, 65 First Street, Hackensack, New Jersey on or before February 19th, 2014 by 2:00 PM.

The Housing Authority reserves the right to reject any and all proposals received for these services. It also reserves the right to terminate the vendor, for convenience, at any time during the term of the contract.

ANTHONY FEORENZO

Assistant Executive Director

Date: 1/21/14

Annual Conference and Trade Show

TURNING THE TIDE...BREAKING DOWN BARRIERS

REGISTER NOW!

Registration Form Attached

Obtain all conference information at our website:

www.njnahro.org

Hotel Code: VHOUS14

APRIL 23-25, 2014

RESORTS
UNION - NEW JERSEY

Atlantic City, NJ

Fax Registration To:

973-377-5237

**Please Contact Agencies in Your Area and
Encourage Them to Register More Information will be forthcoming in
January**

TEL 201-342-4280
FAX 201-342-5044
TTY/TTD 800-545-1833 EXT. 844

65 FIRST STREET, HACKENSACK, NEW JERSEY 07601

Housing Authority City of Hackensack



SPECIAL ANNOUNCEMENT FOR MULTIPLE REGISTRATIONS

NJ NAHRO has realized that with all the cut backs over the past year many housing authorities may not be able to send many staff or commissioners to our conference.

In order to better serve our membership the Executive Board of NJNAHRO, lead by John Clarke, president has decided to reduce the registration fee for multiple registrations.

Therefore, the first registration for a NJNAHRO member will be \$425, but every registration after that will only be \$375 per person.

There are many informative and exciting sessions being offered this year and I hope this generous offer assist you in your decision to send staff and commissioners.

"No Wastin' Away in 2014"

THE NEW JERSEY NAHRO

Annual Conference and Trade Show



ATTENDEE REGISTRATION

FAX REGISTRATIONS 1-973-377-5237

(Email: Lriccio@madisonha.com)

General Registration fees include General Sessions, Reception, Breakfast, Lunch, Exhibition and the Annual Meeting.

ATTENDEE INFORMATION

MAIN CONTACT: _____

AGENCY: _____

ADDRESS: _____ CITY: _____ ZIP: _____ STATE: _____

PHONE: () _____ FAX: () _____ EMAIL: _____

REGISTRATION

- ☐ HOUSING AUTHORITY
- ☐ SPEAKER
- ☐ GUEST
- ☐ OTHER _____

REGISTRATION FEES

	Member	Non-Member
General Registration	\$425.00	\$575.00
Late Registration- <i>After April 1st</i>	\$475.00	\$625.00
On Site Registration	\$550.00	\$700.00
One Day Registration	\$300.00	\$475.00
Late One Day Registration	\$450.00	
☐ WEDNESDAY ☐ THURSDAY		
FRIDAY Guest	\$165.00	

 PLEASE ENTER YOUR NAME AND TITLE HOW YOU WOULD LIKE IT TO APPEAR ON YOUR

BADGE NAME _____ TITLE: _____

GUEST _____

☐ MEMBER ☐ NON-MEMBER

REGISTRATION TYPE: _____ PHONE: _____ EMAIL: _____

 TOTAL AMOUNT: _____

☐ To register for the State course SEND FEE to Rutgers University

☐ PHAS/SEMAP State Course (first come-first served)

\$525.00 – Send Checks to Rutgers

YOU MUST USE THEIR REGISTRATION FORMS FOR THE COURSE

☐ PAYMENT

Make Checks payable to
NJ NAHRO
24 Central Avenue
Madison NJ 07940

There will be no refunds after April 10, 2014.

"No Washin' Away in 2014"
THE NEW JERSEY
NAHRO
Annual Conference and Trade Show

ATTENDEE REGISTRATION
FAX REGISTRATIONS 1-973-377-5237

☐ ☐ CONFERENCE ATTENDANCE INFORMATION

☐ Is this your first time at the Conference? ☐ YES ☐ NO

☐ Would you be interested in receiving important conference alerts and reminders via text message during the conference. Your number will not be shared with exhibitors or used for sales purposes. ☐ YES ☐ NO

☐ Please inform conference planners of any special event needs that you may have in order to ensure your full participation in the conference. Check those that apply and the conference special needs coordinator will contact you to verify your request.

- ☐ Visually impaired
- ☐ Hearing impaired
- ☐ Mobility concerns

☐ ☐ HOTEL RESERVATIONS

The conference will be held at the Resorts Atlantic City. A block of discounted rooms are available for NJ NAHRO Conference participants. Reservations are subject to availability, Call the Hotel at 1 (855) 244 4358 for reservations and mention you are with NJ NAHRO and use Code _____ to obtain the discounted rate.

☐ ☐ PHOTO & VIDEO RELEASE

NJ NAHRO reserves the right to use photos/video taken at the 2014 NJNAHRO FALL CONFERENCE & TRADESHOW by individuals under its hire for future NJNAHRO promotional purposes and in any and all media. By submitting this conference registration form, you are acknowledging that you have read and understood this photo release statement.

FOR NJ NAHRO USE

ONLY

Check#

Amount

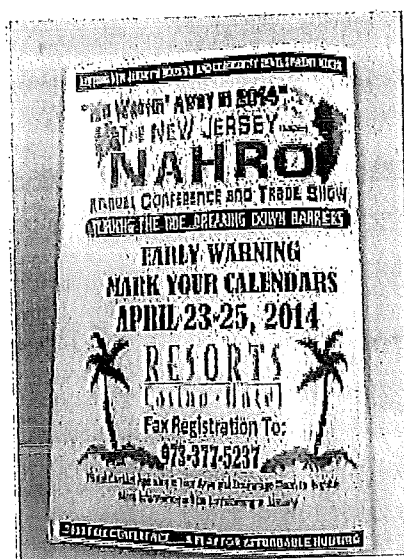
Check Date

Date Received

Cancellation and Refund Policies for the 2014 Legislative Conference

The cancellation and refund policies have been revised to minimize potential conference and hotel room liability for which NAHRO commits well in advance of conference dates. Such expenses include, but are not limited to, hotel rooms, catering, and attendee supplies, i.e. badges, programs, etc. All conference cancellations must be in writing and submitted by mail or fax on or before April 10, 2014 to receive a refund less a \$75 cancellation fee to cover administrative costs. No refunds will be granted after April 10th; however access to program content (video of plenary sessions and complete set of handouts/presentations) will still be permitted. No telephone or e-mail cancellations will be honored. No refunds will be granted for no-shows or functions you do not attend. Please check to acknowledge that you have read and agree to the Cancellation Policy:

☐ * I agree.



TUESDAY – APRIL 22, 2014

- 10:00 AM - 2:30 PM **Scholarship Golf Outing**
- 5:00 PM – 6:00 PM **Vendor's Reception – Resorts Ballroom A & B**

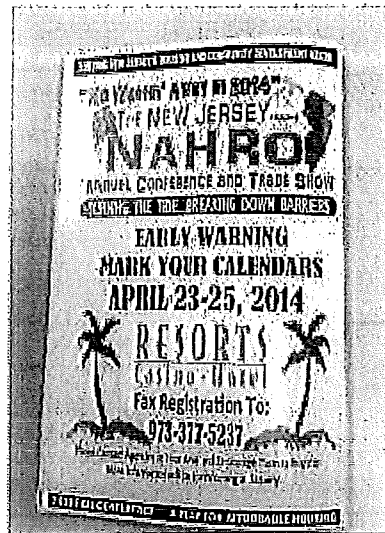
WEDNESDAY - APRIL 23, 2014

- 8:00 AM - 9:30 AM **Continental Breakfast – Room – Ballroom A & B**
- 9:30 AM - 10:45 AM **New Jersey Public Housing Authorities Joint Insurance Fund – (NJPHAJIF) Board of Trustees Meeting**
- 10:45 AM – 12:00 PM **Commissioners Training - Partnering-**
E. Dorothy Carty-Daniel, Commissioner & Douglas Dzema, Executive Director Perth Amboy HA, Blair Bravo and Elizabeth DeCoursey, Morris Habitat for Humanity
- 10:45 AM – 12:00 PM **Fuel Cell Opportunities for New Jersey PHAs in a Post Sandy World -**
Moderator: Rory Christian with Chris Fraga, Rodney Jones & Dick Santangelo
- 10:45 AM – 12:00 PM **Violence on Public Housing Property, Tenant on Tenant & Management Harassment and the Constitutionality of a Banned/Trespass List -**
Michael Toner, Tenant Safe
- 12:00 PM **Luncheon – Saul Ramirez, NAHRO Executive Director – Ballroom A & B**
- 1:45 PM – 3:00 PM **Emergency Preparedness, Disaster Recovery and Hazard Mitigation –**
Michael Goldberg and Lauren Vadenais, RestoreCore
- 1:45 PM – 3:00 PM **Fraud, Waste and Mismanagement –**
Joseph Clarke & ASAC Cary Rubenstein, HUD OIG
- 1:45 PM – 3:00 PM **Safety and Security in Public Housing –**
Jeffrey Gorley, Security Director, Passaic HA & The Millennium Group
- 3:00 PM – 4:15 PM **NJNAHRO Executive Board Meeting –**
- 5:00 PM - 6:30 PM **NETWORKING RECEPTION – Ballroom A & B**



THURSDAY - APRIL 24, 2014

- | | |
|---------------------|--|
| 8:00 AM - 9:00 AM | Continental Breakfast – Ballroom A & B |
| 9:30 AM – 10:45 AM | HUD Update – What’s New –
Tim Kaiser, PHADA Executive Director |
| 10:45 AM – 12:00 PM | Commissioners Training – Domestic Violence & Its Impact on Our Communities -
E. Dorothy Carty-Daniel, Commissioner Perth Amboy HA & Letitia Roberts |
| 10:45 AM – 12:00 PM | Claim Procedures – How to Avoid Law Suits –
Kathy Young, Alamo Agency & Tracy Lopez, PERMA |
| 10:45 AM – 12:00 PM | 179D - Money for your PHA to Enhance Energy Savings
Moderator: Michael Nail with William Volker |
| 12:00 PM | Luncheon – Ballroom A & B |
| 1:45 PM – 3:00 PM | Bed Bugs – Treatment Options –
Spencer Corbett, Corbett Exterminating, Michael Russell, Action Pest and Steve Spinelli, Titanium Labs |
| 1:45 PM – 3:00 PM | The Intersection Between RAD and Energy Performance Contracting -
Understanding the Opportunity
Moderator: Michael Nail with Dick Santangelo, HUD Speaker & PHA Speaker |
| 1:45 PM – 3:00 PM | Executive Compensation –
William Katchen & Richard Larsen |
| 3:00 PM – 4:15 PM | Rental Assistance Demonstration Program (RAD) Follow-up -
William F. Snyder, Execu-Tech, Inc. Daniel Mariniello, NW Financial Group LLC,
Michael Stanton, WNC & Associates and Scott Kohn, Rockhall Funding Corp. |
| 3:00 PM – 4:30 PM | Staff Training – Admissions & Occupancy Standards - |
| 3:00 PM – 4:15 PM | Success Stories in Public Housing -
E. Dorothy Carty-Daniel, Commissioner Perth Amboy HA, Middlesex County Sheriff
Mildred S. Scott 7 Katherine Blackshear |
| 5:30 PM – 7:30 PM | RECEPTION & RAFFLE – Ballroom A & B |



FRIDAY - APRIL 25, 2014

9:00 AM - 10:30 AM

Breakfast – Ballroom A & B

- ☐ HUD Assistant Secretary for Public & Indian Housing - Sandra B. Henriquez (*Invited*)
- ☐ – HUD's State Representative
- ☐ HUD Central Office – RAD Update
- ☐ Awards

GENERAL MEMBERSHIP MEETING

GRAND PRIZE DRAWING

9:30 AM – 3:30 PM

– **Horizon Room**

State Mandatory Training for Commissioners

Housing Authority City of Hackensack

65 FIRST STREET, HACKENSACK, NEW JERSEY 07601

TEL 201-342-4280

FAX 201-342-5044

TTY/TTD 800-545-1833 EXT. 844

February 7, 2014

FILE MEMORANDUM

Disciplinary Action to Employee File

Employee: Carmine Luppino

Infraction: Improper Use of Housing Authority Equipment

The Acting Executive Director and Deputy Executive Director met with Mr. Luppino to discuss the attached picture and allegation that he used Housing Authority equipment for personal use. The allegations are presented in this file memorandum.

ALLEGATION:

The Housing Authority received a complaint that Carmine Luppino used the Housing Authority pickup truck and plow to remove snow from his father's home located on Parker Street. Apparently, a neighbor took a photograph of Mr. Luppino engaging in this improper activity (photo attached). Use of Housing Authority equipment for personal use is strictly prohibited.

CARMINE LUPPINO:

Mr. Luppino stated that he did remove snow from the apron of his father's driveway on February 5th around 3:30 PM. He stated that his father contacted him and asked him to remove the snow when he had time and since his father is disabled. He was very tired after removing snow at the Housing Authority properties and used the pickup and plow to assist his father. Mr. Luppino acknowledged that he used the equipment improperly.

ACTING EXECUTIVE DIRECTOR

Mr. Luppino was informed that what he did was improper and not in accordance with personnel rules and potentially subject to disciplinary action up to termination. The Personnel Policy provides guidance on handling disciplinary action. The policy provides that if an employee is not performing properly that the Executive Director meet with the employee to discuss the infraction. It also provides guidance on verbal and written reprimands and other disciplinary actions. Actions regarding Mr. Lupine have been taken in accordance with the Personnel Policy

DECISION

It has been determine that Carmine Luppino shall receive a written reprimand and a 1 week suspension, without pay, for improper use of Housing Authority equipment. This file memorandum shall serve as the written reprimand and be placed into Mr. Luppino's personnel file.

Mr. Luppino has been advised that any future improper use of Housing Authority equipment could result in termination.

APPEAL:

Mr. Luppino shall be provided with 1 week in which to appeal this decision in accordance with the terms of the grievance procedure.

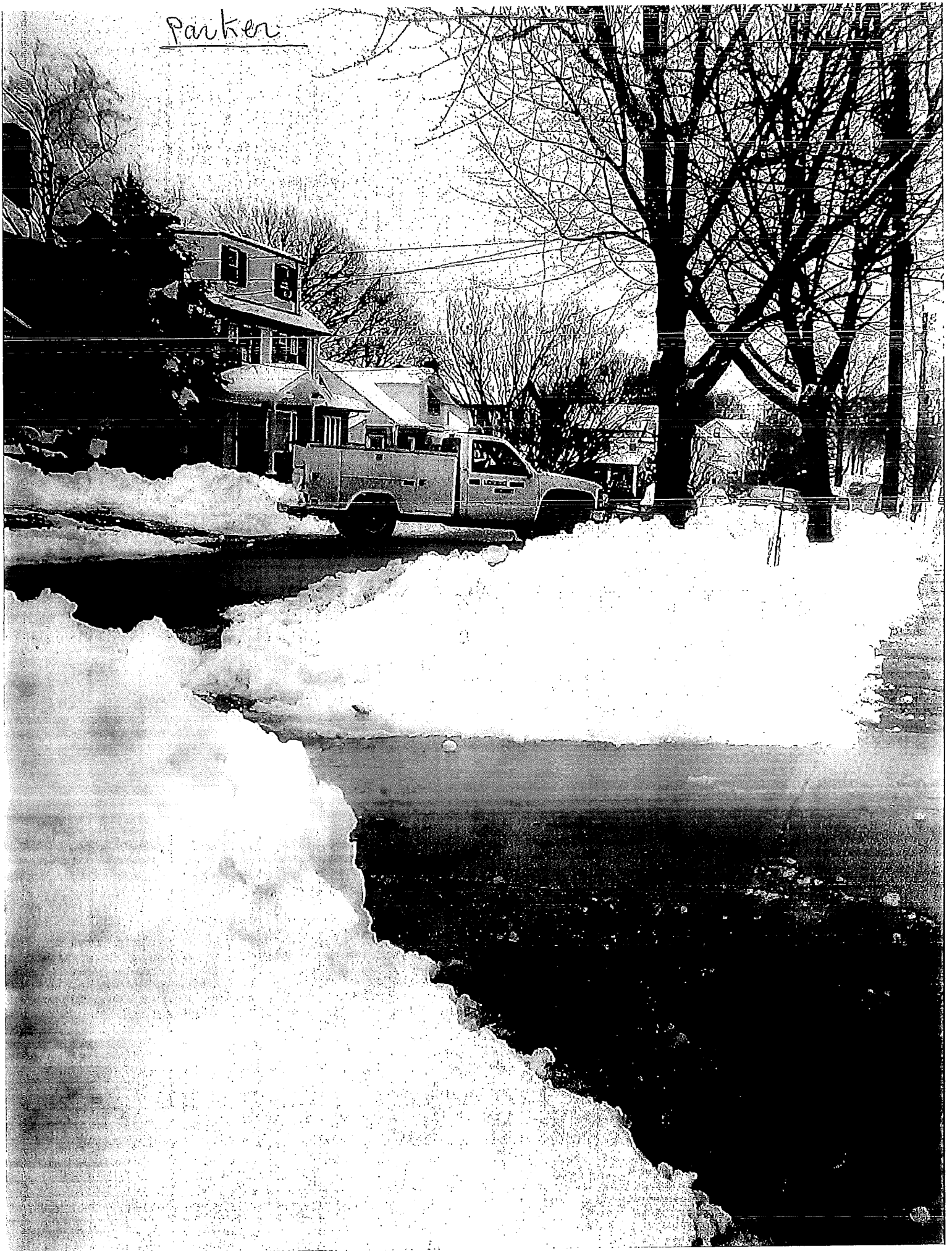
CARMINE LUPPINO
Project Manager

Date

JOHN BELLOCCHIO
Acting Executive Director

Date:

Parker



9.11

HACKENSACK HOUSING AUTHORITY

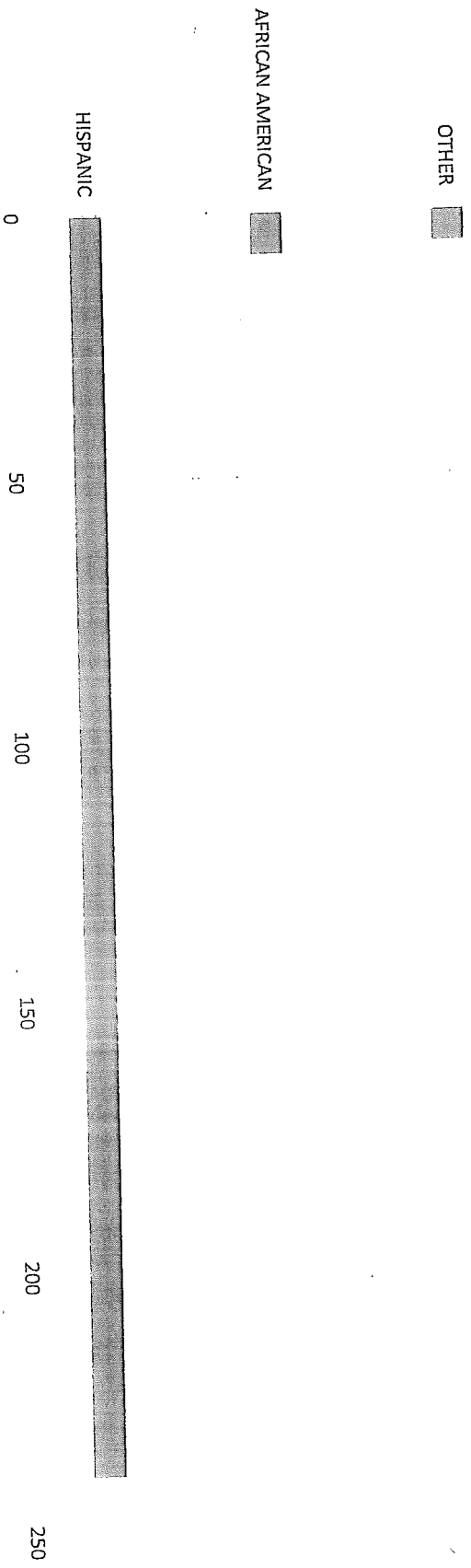
WAITING LIST STATISTICAL DATA

Prepared by: William F. Snyder

Waiting List
Family

HISPANIC	AFRICAN AMERICAN	OTHER
238	8	6

Family Waiting



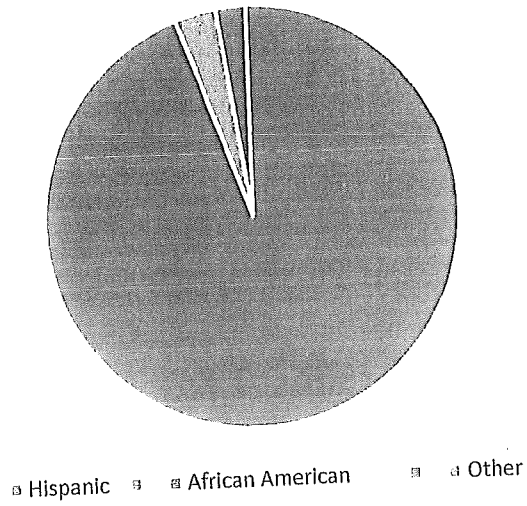
FAMILY WAITING LIST

Hispanic
238

African American
8

Other
6

Chart Title



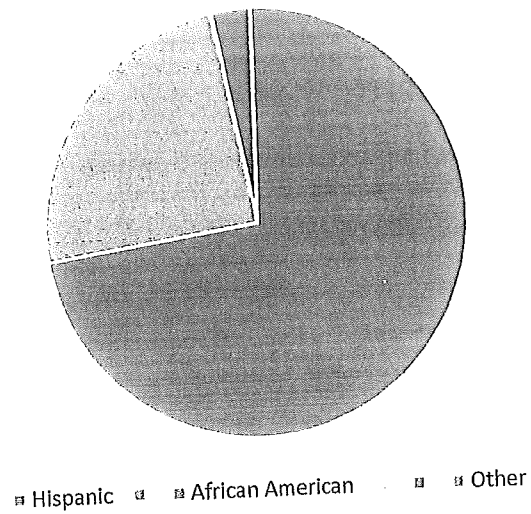
Family Residents

Hispanic
141

African American
47

Other
6

Chart Title



**CURRENT FAMILIES RESIDING AT 230 CENTRAL
Ostrowski Court**

HISPANIC	AFRICAN AMERICAN	OTHER
37	13	0

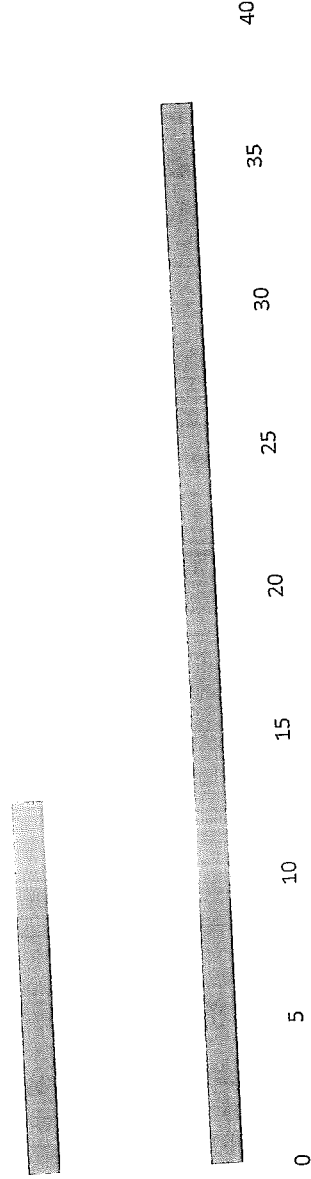
Total Units: 50 (6-1 bdr, 18-2 bdr, 25-3 bdr, 1-4 bdr)

**230 Central Avenue
Resident Profile**

OTHER

AFRICAN AMERICAN

HISPANIC



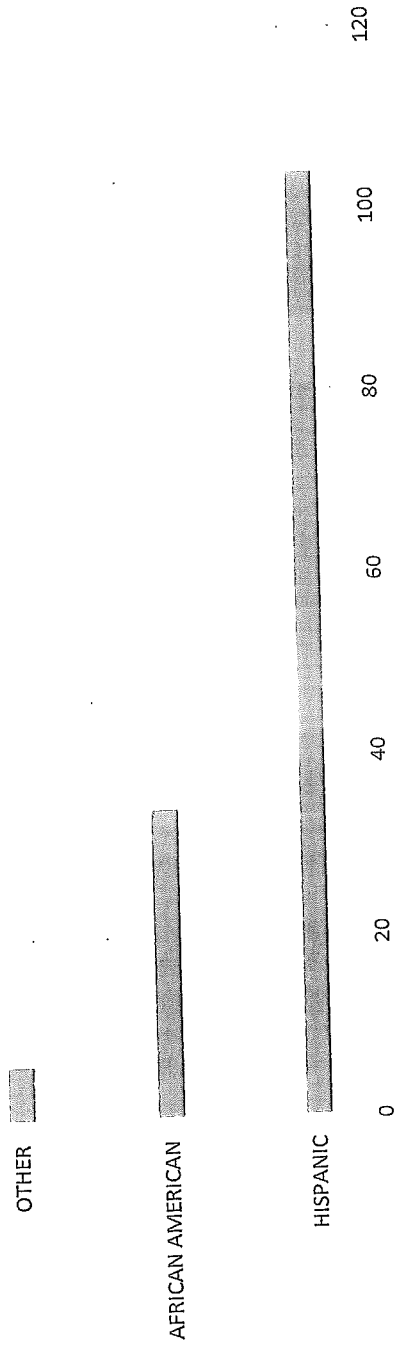
CURRENT FAMILIES RESIDING AT NEWMAN & RAILROAD

Oratam Court

HISPANIC	AFRICAN AMERICAN	OTHER
104	34	6

Total Units: 144 (12-1 bdr, 84-2 bdr, 36-3bdr, 12-4 bdr)

Newman & Railroad Resident Profile



**Waiting List
Elderly**

HISPANIC	AFRICAN AMERICAN	OTHER
197	193	184

Elderly Waiting

OTHER

AFRICAN AMERICAN

HISPANIC

175	180	185	190	195	200
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Hispanic African American Other

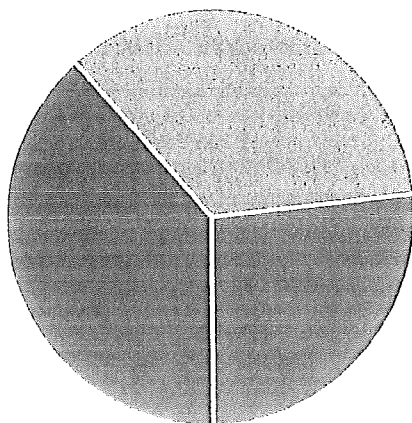


Chart Title

Hispanic 118
African American 107
Other 81

Elderly Residents

Hispanic African American Other

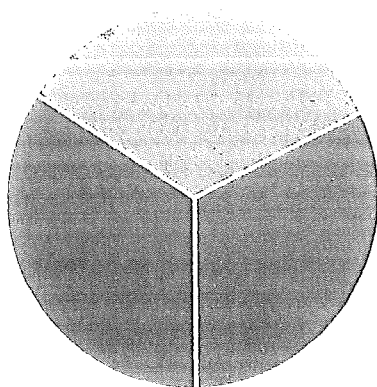


Chart Title

Hispanic 197
African American 193
Other 184

Elderly Waiting List

CURRENT FAMILIES RESIDING AT 164 BEECH STREET

HISPANIC	AFRICAN AMERICAN	OTHER
20	22	4

Total Units: 46

164 Beech Street
Resident Profile

OTHER

AFRICAN AMERICAN

HISPANIC

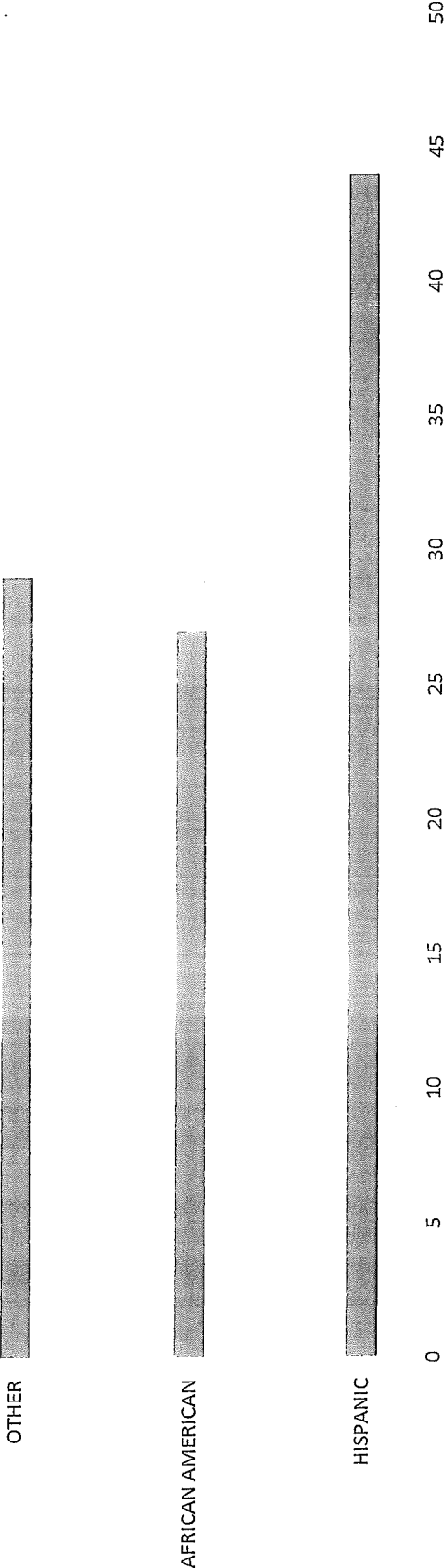
0 5 10 15 20 25

CURRENT FAMILIES RESIDING AT 60 KANSAS STREET

HISPANIC	AFRICAN AMERICAN	OTHER
44	27	29

Total Units: 100 (70-0 bdr, 26-1 bdr, 4-2 bdr)

60 Kansas Street
Resident Profile

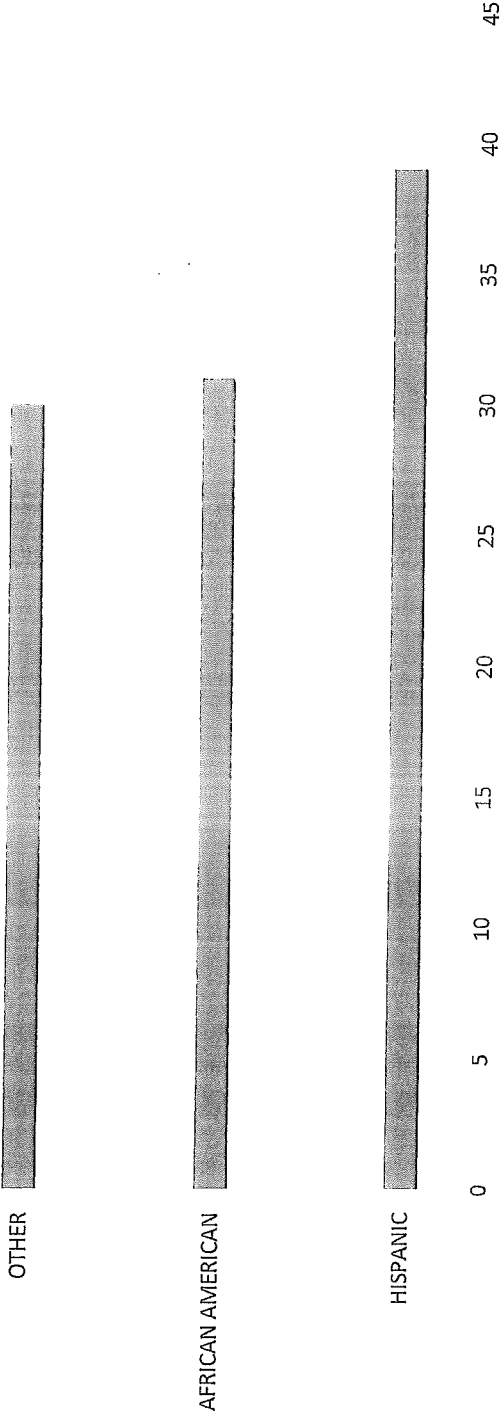


CURRENT FAMILIES RESIDING AT 65 FIRST STREET

HISPANIC	AFRICAN AMERICAN	OTHER
39	31	30

Total Units: 100 (20-1 bdr, 80-0 bdr)

65 First Street
Resident Profile



CURRENT FAMILIES RESIDING AT 175 W. RAILROAD AVENUE

HISPANIC	AFRICAN AMERICAN	OTHER
15	27	18

Total Units: 60 (48-1 bdr, 12-0 bdr)

175 W. Railroad Avenue
Resident Profile

