

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, May 16, 2019
7:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Mario Ruiz-Mesa on Thursday, May 16, 2019 at 7:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

Commissioner Chris Chapman	
Commissioner Rudolph Luisi	
Commissioner Andrew Fabbri	
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	
Chairman Mario Ruiz-Mesa	

Also present were Jacqueline Jones, Executive Director, Charles W. Gabage, Esquire – Solicitor, Linda Cavallo – Accountants and Gloria Pomales, Executive Assistant.

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on April 18, 2019. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the seven months ended April 30, 2019.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the soil remediation issue over 189 W. Chestnut Avenue is in the clear. The existing monitoring well will be removed.

There is one vacancy at Melrose Court. The family moved out because they purchased a Habitat for Humanity home.

Mrs. Jones provided a brief overview of the status of all VHA projects in regard to RAD conversions. A disposition application was filed for the 72 Scattered Sites last year and it was denied by HUD. HUD has recently changed their mind. Updated appraisals will need to be completed. The application has been refiled with HUD and they will place it in a dormant state because it will take the VHA a few months to get the appraisals up to date. Once the updated appraisals are complete the application will be re-submitted to HUD. Qualified tenants will be issued tenant-based vouchers. There is a possibility that some of the residents may want to

purchase one of the homes. Resident consultations will be conducted. Currently out of the 72 houses, 2 are vacant. The VHA's homeownership policy will be updated.

The Federal Home Loan Bank application was filed last month for Kidston and Olivio Towers. The VHA will hopefully find out by November if those funds will be received. There is a meeting next week to start the specification process for the upgrades at the towers. Once the FHLB money is approved, the VHA will be able to file a financial plan with HUD and move towards conversion, which will probably be next year.

The RFP for D'Orazio is being finalized and will go out in the next 30 days. The physical needs assessment is needed and financial plan will be worked on for review with the Board before submission to HUD.

Mrs. Jones reported the heads on the light standards in the Tarkiln Acres parking lots are being replaced. The new heads will be more modern and will be LED lighting. New LED lighting is being installed in the apartments and energy saving water devices such as shower heads and faucets are also being installed.

Mrs. Jones reviewed and discussed the Over-Income Policy presented for adoption tonight in the resolution section of the meeting. The HUD secretary is talking about something the Administration wants to change with what is called illegal aliens in public housing. This really means that if an adult had children born in this country and they are American citizens, the family can be subsidized. They can move into a subsidized unit, but their subsidy is prorated. The only residents the housing authority will subsidize in the household are those that are American citizens or nationalized citizens that are documented. The VHA has two families and OCHA has one family that this would apply to.

Mrs. Jones reported tonight's revised agenda includes a revised organization chart and new job description. The revised organization chart is due to a recent retirement effective June 1st. The position of Assistant Asset Manager – Occupancy is being eliminated. The two heads of the Occupancy Department will be Cori Goldsborough for Section 8 and Elizabeth Bermudez for Public Housing. The new job title being proposed is Tenant Relations Officer. The intent of this new position is to strengthen lease enforcement. The VHA currently has a part-time inspector position, which filled by retired police officer, Steve Cleveland. Steve is interested in this new position. The VHA has some issues with unauthorized occupants, parking issues, smoking violations etc. This new position is also part-time. This position will also be utilized at Ocean City and Buena if needed and those Authority's will be back charged for his actual time worked.

Lastly, a resolution for the amendment of the Public Housing Admissions and Occupancy (ACOP) and the Section 8 Housing Choice Voucher Administration Plan (Admin Plan) is being presented to the Board. There are two provisions that have been passed by HUD, which allows the Authority some efficiencies in processing tenant files. Mrs. Jones reviewed and explained the provisions consisting of residents with fixed incomes conducting certifications every 3 years. The other provision is self-certification of assets. The residents can self-certify if they have \$5,000 in assets or less. 98% of the VHA's residents have less than \$5,000 in assets. If the Authority suspects there is an issue it can always ask for further verification.

Everything is going well at Buena Housing Authority. There was a recent eviction at Buena with a tenant who has been a problem for 9 years. In regards to Ocean City Housing Authority, there is a lot of activity as far as redevelopment and development, which involves the NJHMFA and HUD.

Commissioner Chapman briefly discussed the Over-Income Policy which has been an issue with all housing authorities throughout the country.

Committee Reports: None

Old Business: None.

New Business: None.

With no other discussion in related matters the Chairman moved to the Resolutions.

Resolution #2019-20
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$797,666.52. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-21
Resolution Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on an Online Auction Website (Gov Deals)

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-21. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-22
Resolution Adopting & Authorizing the Implementation of the Over Income Limit Policy

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-22. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-23
Dispose of Furniture & Equipment Utilizing the Disposition Policy

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-23. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-24

Resolution Approving Revised Organization Chart and Job Description

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-24. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2019-25

Amend the Public Housing Admissions and Occupancy (ACOP) and the Section 8 Housing Choice Voucher Administration Plan (Admin Plan)

Chairman Ruiz-Mesa called for a motion to approve Resolution #2019-25. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

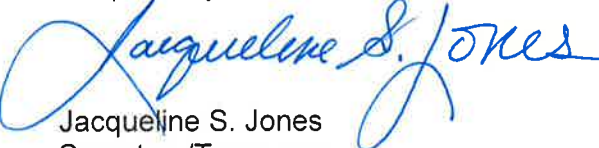
Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Andrew Fabbri	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session tonight.

Chairman Ruiz-Mesa asked for comments from the press and/or public. No comments.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:32 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer