

MINUTES: HOUSING AUTHORITY OF THE TOWN OF NEWTON, NJ
April 9, 2018

“In accordance with the Open Public Meetings Act, notice of this public meeting was given to the newspaper of record and posted on the official bulletin Board on December 28, 2017.”

The regular monthly meeting of the Board of Commissioners for the Newton Housing Authority was held on Monday, April 9, 2018 in the Community Room at Liberty Towers. The meeting was called to order by Secretary Iozzi at 5:33pm and roll call was taken. Cmsr. Fiedorczyk (excused), Cmsr. Durkin (excused), Nannery, Commissioner Capinjola, Cmsr. Leonardo, Cmsr. Vrahnos and Cmsr. Bitondo. Also present was Executive Director, Kimberly Iozzi, PhD.

Minutes of the February 12, 2018 meeting were reviewed. Minutes for the February 12, 2018 meeting were not be voted on because there were not enough board members present that were in attendance at that meeting. Minutes of the March 12, 2018 meeting were reviewed. Cmsr. Vrahnos sited an error on the first paragraph in which Cmsr. Nannery was improperly identified as Chairperson. With this correction made, Cmsr. Leonardo made a motion to approve the minutes; seconded by Cmsr. Capinjola. Motion Approved. Cmsr. Nannery abstained.

Bills for the period 2/28/18-4/30/18; \$52,885.37 for normal operating. Motion made by Cmsr. Bitondo; seconded by Cmsr. Vrahnos to approve payment of bills. Motion approved.

Communications:

Treasurer's Report: Account balances as of 3/31/18: general ledger balance \$11,035.92; tenant security/escrow \$55,471.67; and \$64,506.21 NJ Cash Management Fund; NHA Post Employee Benefit Cost, \$47,594.50 Motion made by Cmsr. Leonardo; seconded by Cmsr. Vrahnos to accept the Treasurer's report. Motion approved.

Secretary's Report/ Old Business:

RESIDENTS: A meeting was held with residents to review the changes to their lease and handbook. A second meeting was held to clarify information that was discussed at the last Board of Commissioner's meeting. Specifically, the Housing Authority's requests for shared service agreements with the Town, its desire to be designated as the official senior center of Newton in order to expand services for the seniors in our community, and possibility of participating in the Rental Assistance Demonstration (RAD) Program and its implications were discussed.

BUILDING/GROUNDS: A request for proposals for landscaping services has been prepared.

ADMINISTRATION: After several in-depth conversations with both the Mayor and Deputy Mayor, the Town Manager is working to establish several proposals for shared services that will help foster a better partnership with the Town of Newton and reduce cost of services for the Authority. Those proposals should be received by mid- week.

FINANCE: The FY2018 omnibus bill provides \$2.75 billion for the Public Housing Capital Fund, which is \$808 million (41.6 percent) more than FY 2017, and an increase of \$150 million to the Public Housing Operating Fund for a total of \$4.550 billion. It is estimated that this will result in a proration in the mid-90's percent range. The funding increases are also remarkable, especially for the Capital Fund, and will help ensure that Rental Assistance Demonstration (RAD) conversions are financially feasible. The FY 2018 omnibus bill continues to build on these efforts by increasing unit authorization cap to 455,000, extends program authorization to 2024, and for the first time, authorizes RAD conversions of the approximately 120,000 units in Section 202 properties with Project Rental Assistance Contracts (PRAC). If the Board decides it wants to pursue the feasibility of RAD, another special meeting will be held with residents before submitting an

application for HUD consideration. The sooner the application is received by HUD, we will be put on a waiting list according to our submission date.

PERSONNEL:

COMMISSIONER ITEMS: The annual financial disclosure statement forms are available on line and must be completed by the end of the month.

NEW BUSINESS: The Board received information about the Rental Assistance Demonstration (RAD) Program. Director Iozzi briefly outlined the program and based on the current funding levels, Director Iozzi recommended that the Board consider submitting an application for consideration to HUD. Cmsr. Bitondo suggested that someone be invited to speak to the Board and residents to present the program so that a more-informed decision could be made on behalf of the agency. The Board was reminded to complete their financial disclosure statements.

OPEN TO THE PUBLIC “At this point in the meeting, the Board of Commissioners welcomes comments from any member of the public on any topic. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers are asked to limit their comments to 5 minutes. If reading from a prepared statement, please provide a copy and email a copy to the Main Office of the Newton Housing Authority after making your comments so it may be properly reflected in the minutes. No comments

ADJOURNMENT: There being no further business, Motion was made by Cmsr. Bitondo; seconded by Cmsr. Nannery. Motion approved, meeting adjourned at 6:30pm.

Respectfully submitted,

Kimberly Iozzi, PhD, Secretary to the Board