

NEWTON HOUSING AUTHORITY

AGENDA

Regular Meeting

Date: Monday, September 9th, 2024

Time: 5:15 PM

Location: 32 Liberty Street, Newton, NJ

1. CALL TO ORDER

2. ROLL CALL

		Term of Office
Chairperson:	Richard Bitondo	5/1/24-4/30/29
Vice-Chairman:	Karen Crossley	5/1/22-4/30/27
Commissioners:	Mary Ann Carlson	5/1/24-4/30/29
	Mark Fiedorczyk	5/1/20-4/30/25
	Wendy Vandermaas	5/1/23-4/30/28
	Joseph Ricciardo	5/1/24-4/30/29

3. Flag Salute

4. ANNOUNCEMENT OF OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting has been provided by the filing of an Annual Meeting Notice with Municipal Clerk, posting on the official bulletin board and delivery of same to the New Jersey Herald and Star Ledger on December 6th, 2023. The New Jersey Open Public Meeting Law was enacted to ensure the right of the public to have advance notice of and to attend the meetings of public bodies at which any business affecting their interests is discussed or acted upon. In accordance with the provisions of this Act, the Newton Housing Authority has caused notice of this meeting to be advertised by having the date, time, and place posted on the Newton Housing Authority Website.

Members of the public are welcomed and encouraged by the Newton Housing Authority to comment during the "Public Comments" portions of the meeting. There will be two (2) "Public Comments" sections of the meeting. Residents can address the Board of Commissioners on agenda items during the "Public Comment-Agenda items" portion of the meeting and general subjects of interest during the "Public Comments-General Items" portion of the meeting (for items not on the agenda segment of the meeting). All questions and comments from the public will be directed to the Chairperson. When addressing the Board of Commissioners, please give your name and address.

All members of the public should be cognizant of the rights and feelings of any individual they feel compelled to discuss at an open public meeting. General comments and statements should be made in a calm and civil manner. Comments that violate the rights of employees, residents or members of the public could be subject to a civil lawsuit for damages. The individual making such statements will be personally liable for any monetary damages resulting from their statements.

5. PUBLIC COMMENTS-Agenda Items

6. APPROVAL OF THE MINUTES:

6.1 August 12, 2024, Meeting Minutes

7. COMMITTEE REPORTS

7.1 Executive Director’s Report & Discussion

7.2 50th Rededication Ceremony

Final Plans

Program,/Agenda

Food/Room Prep/Decorations

Number of People Anticipated

Ribbon Ceremony

Public Relations

Other

8. OLD BUSINESS

9. NEW BUSINESS

10. RESOLUTIONS

**RESOLUTION #2024-21
(Approval of Bill List for September 2024 Meeting)**

WHEREAS, while administering the operations of the Newton Housing Authority expenses are incurred; and

WHEREAS, it is necessary to pay invoices monthly after being presented to the Board of Commissioners.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority as follows:

1. That the attached list of bills for September 2024 meeting in the amount of \$57,480.81 be approved for payment.
2. That the proper officers of the Authority be authorized to pay for all items on the list of invoices.

3. That this Resolution shall take effect immediately.

RESOLUTION #2024-22
Approval of Revised Lease Agreement

WHEREAS. The Newton Housing Authority has undertaken a review of its policies to ascertain that the exist and are current; and

WHEREAS, the Newton Housing Authority approved various policy changes at the August 12th meeting of the Board of Commissioners with the exception of the lease agreement; and

WHEREAS, the Newton Housing Authority Executive Director has reviewed all policies and made recommendations on potential revisions for consideration by the Board of Commissioners; and

WHEREAS, all policies were made available to the Board of Commissioners for their review and comment; and

WHEREAS, the residents of Liberty Towers were all notified, in writing, that they could comment on the proposed policy changes prior to adoption by the Board of Commissioners; and

WHEREAS, the policy revisions have been reviewed and are being proposed by the Executive Director for consideration by the Board of Commissioners; and

WHEREAS, the resident comment period has expired, and the Board of Commissioners would like to proceed with the recommended revisions; NOW THEREFORE

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority would like to adopt the lease with revisions, including the Live-in Aide form, as attached to this meeting agenda and incorporated into the meeting minutes:

BE IT FURTHER RESOLVED by the Board of Commissioners of the Newton Housing Authority that this lease and form shall become effective immediately and be incorporated into the meeting minutes as attachments.

RESOLUTION #2023-23
Introduction of 2025 Budget

FISCAL YEAR: January 01, 2025 to December 31, 2025

WHEREAS, the Annual Budget for Newton Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented before the governing body of the Newton Housing Authority at its open public meeting of September 9th, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$738,000.00, Total Appropriations including any Accumulated Deficit, if any, of \$651,150.00, and Total Unrestricted Net Position planned to be utilized

as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$100,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Newton Housing Authority, at an open public meeting held on September 9, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Newton Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Newton Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on December 9, 2024.

RESOLUTION #2023-24
Approval of RAD Application for Liberty Towers

WHEREAS, the Newton Housing Authority (The "Authority") previously filed an application for HUD's Streamlined Voluntary Conversion (SVC); and

WHEREAS, a lawsuit was filed against the U.S Department of Housing & Urban Development for implementing HUD Notice 2019-05 and effectively stopping the approval of the SVC program applications; and

WHEREAS, the U.S. Department of Housing & Urban Development (HUD) has initiated a Repositioning Program known as the Rental Assistance Demonstration Program (RAD) for small housing Authorities; and

WHEREAS, the RAD Program allows the Housing Authority to convert its current public housing subsidy (Section 9) into Project Based Assistance (Section 8-PBV) and to leverage private equity sources which can be utilized to rehabilitate the properties where necessary; and

WHEREAS, the Housing Authority has been informed that it cannot receive approval of its SVC application due to the results of the lawsuit and advised that it should pursue a RAD/Section 18 Blend for small Housing Authorities; and

WHEREAS, the Housing Authority has fully analyzed its housing stock and have determined that Liberty Towers would be a good candidate for the RAD/Section 18 Blend Program as an alternative to the SVC Program; and

WHEREAS, the Authority has conducted two meetings with the residents to discuss the RAD program and to solicit their comments regarding the possibility of conversion under the RAD Program; and

WHEREAS, the Authority has concluded that it would be in its best interest and the best interest of the residents to apply for the RAD/Section 18 Blend for small Housing Authorities Program; NOW THEREFORE

BE IT RESOLVED by the Board of Commissioners of the Newton Authority that an application for the Rental Assistance Demonstration Program, for Liberty Towers is hereby approved and authorized to be submitted to the U.S Department of Housing & Urban Development; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to execute documents and take all necessary actions to process the application and related attachments for the RAD Program.

11. **PUBLIC COMMENTS-General Items**
12. **EXECUTIVE SESSION (if necessary)**
13. **ADJOURNMENT**

Attachments:

- 1) **8/12/24 Meeting Minutes**
- 2) **September Bill List**
- 3) **Executive Director Report**
- 4) **2025 Budget**
- 5) **Revised Lease/Live-in Aide Form**