

MINUTES
MADISON HOUSING AUTHORITY
April 19, 2016 REGULAR MEETING

Chairperson Lois Bhatt called the meeting to order at 4:30 PM in the Conference Room of the Barbara W. Valk Firehouse Apartments. The following Commissioners answered as present:

Lois Bhatt, Jerold Mantone, Gregory Castano, Diane Driscoll, Gary Ruckelshaus & Joseph Mikulewicz (via speaker phone).

Commissioner Love was absent. Also present were Louis Riccio, Executive Director, Tanya Van Order, Deputy Director and Patrick Rowe, Council Liaison.

Mr. Riccio read the NJ Open Public Meetings Act Notice.

Approval of the Minutes

Commissioners Driscoll and Bhatt moved and seconded approval of the Minutes of the Regular Meeting of March 15, 2016. The Minutes were approved on a unanimous voice vote.

Report of Chairperson

No report.

Report of Executive Director

Mr. Riccio reported that Richard Romano has requested financial support for his proposed development on Walnut Street adjacent to the Health Center building (the former Boroughs property.) Mr. Romano is proposing 10 units with three of them affordable. Since his inclusionary responsibility is only two units, he has requested \$125,000 to offset the cost of a voluntary third affordable unit. Discussion ensued. The MHA Board informally recommended that the Borough offer \$50,000 from the municipal housing trust fund in this scenario.

In a related matter, the Borough Council has requested that Mr. Riccio meet with them in closed session on May 9th to discuss establishing a standard for leveraging municipal housing trust funds in order to develop affordable housing or rehabilitation for deed-restricted existing rentals. Mr. Riccio estimates that, after the Green Village Road contribution to the housing trust fund, there will be approximately \$3 million in the fund. Additionally, the Borough is responding to a challenge to its affordable housing submission to the courts by Fair Share Housing Center. FSH is objecting to the Borough's inclusion of MHA affordable housing units in its numbers based on the local preference used for the waiting list.

Mr. Riccio informed the Board that three local landlords participating in the housing choice voucher program have expressed an interest in the property rehabilitation program that would require them to deed restrict their properties for 30 years. Mr. Riccio will set up a meeting with the interested parties and Borough Administrator Ray Codey.

Mr. Riccio stated that MAHC is in negotiations with the owners of the vacuum cleaner store on Main Street across from the Staples shopping plaza. He hopes that MAHC can purchase the property for \$850,000. Depending on how much parking the parcel can accommodate, Mr. Riccio believes we

could put 6-8 units on that site. This is a narrow and deep property. Mr. Riccio noted that this area of Main Street is zoned for six-stories. The MAHC Board of Trustees will also be considering a resolution tomorrow evening that agrees to purchase a duplex at Kings Rd. and Division Avenue for \$365,000 as part of an inclusionary development by the Millennium Development Group. Mr. Riccio noted that the two three-bedroom units, which are a very generous size, would be sold for \$185,000 each. If the Borough Council permits the developer to build a duplex in place of a single family affordable home (in accordance with the Borough ordinance) and if the Zoning Board of Adjustments permits an additional unit, the town will get two credits instead of one.

Report of Deputy Executive Director

Ms. Van Order's report is attached and made a part of these Minutes.

Report of Attorney

No report.

Committee Reports

Building & Grounds: Mr. Mantone noted that there are three dead trees near the dumpster on John Avenue.

Public Comment

None.

Old Business

None.

New Business

None.

Correspondence

None.

Resolutions

16-19-4-1 Resolution Approving Payment of Invoices

Commissioners Castano and Mikulewicz moved and seconded the resolution. The roll call was unanimous and the resolution was approved.

16-19-4-2 Resolution Authorizing the Submission of an Application to the NJDEP for HDSRF Reimbursement

Commissioners Ruckelshaus and Mikulewicz moved and seconded the resolution. The roll call was unanimous and the resolution was approved.

Council Liaison

Mr. Rowe reported that the Borough Council looks forward to meeting with Mr. Riccio in closed session to discuss how to determine a per unit standard for use of affordable housing trust funds. Discussion ensued. Other items for discussion noted include the resident preference for the MHA affordable housing and the Borough's role assisting with Mr. Martin Heller's proposed affordable housing development adjacent to his property on Main Street.

Adjournment

There being no further business before the Board, Commissioner Bhatt moved for adjournment at 5:25 P.M.

Next meeting: May 16, 2016 in the Conference Room of the Barbara W. Valk Firehouse Apartments.

Respectfully submitted,

Tanya Van Order
Deputy Director