

MINUTES
MADISON HOUSING AUTHORITY
September 20, 2016 REGULAR MEETING

Chairperson Lois Bhatt called the meeting to order at 4:30 PM in the Community Room of the Rexford S. Tucker Apartments. The following Commissioners answered as present:

Lois Bhatt, Gregory Castano, Diane Driscoll, Jacqueline Love, Gary Ruckelshaus & Joseph Mikulewicz (via speaker phone)

Commissioner Mantone 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 Castano moved and seconded approval of the Minutes of the Regular Meeting of July 19, 2016. The Minutes were approved on a unanimous voice vote.

Report of Chairperson

Ms. Bhatt welcomed everyone back following the summer holidays. She noted that the meeting was being held at the senior building to facilitate our attendance at the ceremony to raise the POW/MIA flag directly following the meeting. Ms. Bhatt also reported that she attended the Governor's Conference on Housing & Economic Development with Mr. Riccio & Ms. Van Order and found the workshops interesting and the networking opportunities plentiful.

Report of Executive Director

Mr. Riccio reported that we received a new funding increment for the RAD program that will make us nearly whole by the end of the year. Based on the new increment, he expects we will have a \$9000 shortfall in PBV HAP (Project-based Voucher Housing Assistance Payments) from HUD. We will continue to pursue full funding per our contractual agreement with HUD and we anticipate a healthy surplus, which will go into our replacement & reserve account.

Mr. Riccio reported that he will be meeting with the Borough Council in October to request funding for a local rehabilitation program and to explore opportunities to purchase property to convert into affordable units, such as the 4-unit building adjacent to the Firehouse Apartments on Central Avenue. He will also be discussing the plans for MAHC to purchase a duplex on Kings Road from a developer who would use this to meet his inclusionary affordable housing obligation. Plans to purchase the Main Street property across from Connect One Bank (the old vacuum cleaner store) have been suspended due to our architect's assessment that the lot configuration does not lend itself to the number of parking spaces needed to develop the number of units we would need to break even given the price the property owner will agree to. Discussion ensued regarding the Borough housing trust fund and the obligation generated by the development at the Green Village Road school location. He also noted that until such time as the Borough has a clear understanding of what they want to do, we will be unable to proceed with anything.

Mr. Riccio updated the Board on our plans to go out to bid for approximately \$800,000 in capital improvements including bathroom renovations at the senior building, replacement of kitchens & baths at 80 Park Avenue, replacement of siding on Loantaka Way, landscape improvements & replacement of patio enclosures at the scatter site units. Separate from this capital expenditure, we are soliciting bids for a new work truck with a lift and snow plow and we getting quotes for replacing the carpeting in the first floor of the senior building.

Lastly, Mr. Riccio reported that we received a new Family Self-Sufficiency grant, smaller than the previous grant due to the new funding rules that disallow 50% staffing. Previously we had funding for 1.5 case management positions, consistent with the number of participants in our program. HUD has reduced our funding to one position. We would be eligible for funding for 2 case management positions in the future if we increase participation in the program to the required case load of 2 case managers.

Report of Deputy Executive Director

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

Report of Attorney

None.

Committee Reports

Finance: Mr. Riccio reported that the audit field work has been completed and the audit should be finalized soon. He also noted that the budget submitted to the state was returned with no changes or comments.

Public Relations: Ms. Driscoll reported that two articles recently submitted regarding the FSS program were published in the Madison Eagle. Ms. Van Order noted that one of the articles was picked up by the HUD marketing department and resulted in a broadcast interview on Spanish language television with one of our FSS graduates. Ms. Driscoll stated that she will be taking pictures and submitting an article for the flag raising ceremony.

Public Comment

None.

Old Business

Mr. Rowe commented on Mr. Mantone's suggestion at the July Board meeting that properties owned by the Board of Education be considered for possible use as affordable housing. Mr. Rowe stated that one of the houses is surrounded on all sides by the school property and, as such, would not work for this purpose. The other house at the edge of the property and is used exclusively for the Board of Education employee who oversees the property throughout the year.

New Business

None.

Correspondence

Newspaper Article, "Madison Housing Authority lauds graduates of Self-Sufficiency program"
Newspaper Article, "Housing Authority gives children school supplies"
Newsletter, "HUD News New Jersey"

Resolutions

16-20-9-1 Resolution Approving Payment of Invoices

Commissioners Driscoll and Love moved and seconded the resolution. The roll call was unanimous and the resolution was approved.

16-20-9-2 Resolution Adopting the Operating Budget for FYE 3-31-17

Commissioners Driscoll and Love moved and seconded the resolution. The roll call was unanimous and the resolution was approved.

Council Liaison

Mr. Rowe reported that the Borough is currently interviewing to hire a new planner. The Council has taken note of recent court developments whereby neighboring Chatham Borough has settled for a large number (300+) units of “unmet need” for affordable housing. This decision may have an effect on Madison’s ability to negotiate a lower number.

Adjournment

There being no further business before the Board, Commissioner Bhatt moved for adjournment at 4:25 P.M.

Next meeting: Tuesday, October 18, 2016 in the Conference Room of the Barbara W. Valk Firehouse Apartments.

Respectfully submitted,

Tanya Van Order
Deputy Director