

MINUTES

MADISON HOUSING AUTHORITY

July 18, 2023, REGULAR MEETING

Vice-Chairperson Diane Driscoll called the meeting to order at 4:30 PM. The following Commissioners answered as present:

Commissioners Lois Bhatt, Diane Driscoll, Mark McBride, Caridad Reyes (phone), and Mary Sue Salko

Commissioners Mark Chiarolanza and Jeff Smith were absent.

Also present were Tanya Van Order, Executive Director and Karen O’Keeffe, Deputy Director. Terrence Corriston, attorney, participated by phone.

Ms. Van Order read the NJ Open Public Meetings Act Notice: Both adequate and electronic notice of this meeting has been provided by the Secretary of the Housing Authority of the Borough of Madison by preparing an Annual Notice dated January 17, 2023, setting forth the date, time, and place of this meeting. Said notice was filed with the Clerk of the Borough of Madison, forwarded to newspapers of local circulation and to the persons requesting it, posted to the Authority’s official bulletin board on January 17, 2023, and posted to the Madison Housing Authority website.

Approval of the Minutes

Commissioners Bhatt and McBride moved and seconded approval of the Minutes of the Regular Meeting of June 20, 2023. The minutes were approved unanimously by voice vote.

Council Liaison Report

No report.

Report of Chairperson

No report.

Report of Executive Director

Ms. Van Order reported that the Borough has advised our attorney for the Belmont Avenue subdivision & site plan approval application that there will be Technical Coordinating Committee meeting August 1st with Borough professionals and the TCC Zoning Board designee. Our current expenses for this project total \$25,235, paid with money held in trust by the nonprofit HQM Properties, Inc. The Shade Tree Commission has reviewed our application and is concerned about the removal of a mature red oak to accommodate the expanded parking area. In order to preserve the tree, we would need to elongate the parking area, which would encroach on the back yard setback and require variance relief. We will discuss this at the TCC meeting.

Ms. Van Order referenced a letter in the Board package to New Jersey Office of Emergency Management FEMA contact outlining the variances from initial estimates and actual costs for the flood mitigation project, as well as the reasons for this variance. The letter formally requests that FEMA recalculate our eligible mitigation funding award. NJ OEM was not aware that we could request additional funding, but will forward our correspondence to FEMA. Addressing this vulnerable area at the rear of our senior building remains a high priority. If additional funding from FEMA is not available, we will be able to absorb the unbudgeted cost with operating revenue. The floodproof doors and flood panel are scheduled to be delivered in early October and the contractor will quickly complete the job once they have the materials needed.

Ms. Van Order reported that a preconstruction meeting was held with Community Development and First Goal A/C & Heating, the contractor selected to retrofit ducted air conditioning in the 12 3-bedroom units at 30 Loantaka Way. We requested that the contractor wait until all equipment is delivered before starting the job, which is expected to begin in early September. The project should be completed within 2-3 months.

Lastly, Ms. Van Order reported on HUD's ongoing roll out of certain parts of housing legislation congress enacted in 2016 called HOTMA (the Housing Opportunities Through Modernization Act). Several of the newly enacted provisions in HOTMA have presented challenges across the industry as HUD issues deadlines to enact programmatic changes in advance of the published guidelines for implementation of said changes. Ms. Van Order referenced an email in the Board package to Tim Kaiser, Executive Director of PHADA (Public Housing Authority Directors Association), which was also sent to national NAHRO, noting that she has reached out to these industry advocacy groups to express concerns about HOTMA, as well concerns about the funding inequities HUD has created within the RAD program. If MHA had delayed its RAD conversion and converted under Streamlined Voluntary Conversion, available to small PHAs starting in 2019, it would receive approximately \$300,000 more per year in HAP for its RAD PBV program. MHA closed on RAD in November 2015.

Report of Deputy Director

Deputy Director O'Keeffe stated that 55 of 56 family units and 78 of 79 senior units are currently leased.

MHA staff is continuing to work on purging current waitlists to ensure those on the lists are still interested in housing.

On June 28^h the newly created Resident Advisory Board for our RAD family households and Section 8 households held their second meeting. Eleven residents attended the meeting. A sub-committee was formed, and members are working on creating by-laws. Their plan is to submit a draft of by-laws to the full committee before the next meeting on 9/13/23. The plan is to vote and adopt by-laws at the September meeting.

On July 7th MHA staff met with Jen Walters and Courtney Supple from the Madison Support Network. This organization was formed by Jen Walters who is a licensed Social Worker in town. The goal of the Support Network is to provide opportunities for connection and social support to all residents of Madison and neighboring communities. The Support Network is interested in engaging low-income Madison residents into the network. They are waiving the membership fee for our residents and are considering ways to provide easier access to their events that have a cost associated with attendance.

On June 21st Commissioners McBride and Salko along with MHA Executive Director and Deputy Director attended a tour of the YMCA and had a follow up meeting about streamlining the process for MHA residents and Section 8 voucher holders to join the Y. Discussions will continue. The Y also has hosted two RAB sub-committee meetings this month.

Two MHA resident high school seniors applied and were awarded the NJNAHRO scholarship. One of the students was the top ranked scholarship recipient and was awarded \$3,000 renewable for 4 years. She was also recognized in the Madison Eagle for receiving the Carmine Toto Jr. Memorial Scholarship which recognizes graduating seniors who best represent Carmine Toto Jr.'s passion for giving back to the community and school through volunteer service and leadership actions. She also received a merit award from FDU. The second NJNAHRO winner received \$2,000 renewable for 4 years.

Another resident high school senior was highlighted in the Madison Eagle for receiving the Brent P. Wentz Character Award. This award is given to the MHS football player who displays strong school spirit, sportsmanship, strength of character, leadership, and love of the game. The award was chosen by the coaches. He also received the Huddle Club Award.

Committee Reports

None.

Public Comment

None.

Old Business

None.

New Business

Commissioner McBride gave the Board an update on the state of affordable housing development in Madison.

Correspondence

Letter to NJ Office of Emergency Management Re: PROJECT: Borough of Madison (027-UXL54-00) (4614DR)

Memo to Tim Kaiser: Concerns related to small PHA & general concern RAD Rents compared to FMRs

NAHRO Certification: Certified Specialist of Fair Housing for Jessica Kirchenbauer

NAHRO Certificate of Completion: Fair Housing for Jessica Kirchenbauer

NAHRO Fair Housing Certification Exam Certificate for Jessica

Resolutions

23-18-7-1 Resolution Authorizing the Payment of Invoices.

The resolution was unanimously approved by roll call vote. Move by Commissioner Driscoll/Seconded by Commissioner McBride.

23-18-7-2 Resolution Approving Two Change Orders to Straight Edge Construction for Flood Mitigation Work at Rexford S. Tucker Senior Apartments

The resolution was unanimously approved by roll call vote. Move by Commissioner Driscoll/Seconded by Commissioner Bhatt.

Adjournment

There being no further business before the Board, Commissioner Salko moved for adjournment at 5:27 P.M.

Next meeting: September 19, 2023, at 4:30 PM in the 2nd Floor Committee Room of the Hartley Dodge Memorial Building at 50 Kings Road, Madison, NJ.

Respectfully submitted,

Karen O’Keeffe

Deputy Director