 **Housing Authority of the City of Perth Amboy**

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EDNA DOROTHY CARTY-DANIEL, Chairperson DOUGLAS G. DZEMA, P.H.M.

DAVID BENYOLA, Vice-Chairman Executive Director

MIGUEL A. AROCHO

FERNANDO A. GONZALEZ EDWARD TESTINO

GREGORY PABON Counsel

WILFREDO SOTO

DIANE CRAWFORD

**THE MINUTES OF THE REGULAR MONTHLY MEETING**

**OF**

**THE BOARD OF COMMISSIONERS**

**OF**

**THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY**

**THURSDAY, OCTOBER 12th, 2023 - 1:00 PM**

**Virtual ZOOM and In-Person Board Meeting**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Thursday, October 12th, 2023 @ 1:00 pm through a virtual ZOOM conference and in-person at the Housing Authority’s Resource Center located at 881 Amboy Avenue, Perth Amboy, New Jersey.

<Moment of Silence.>

<Pledge of Allegiance.>

The meeting was called to order by Chairperson Carty-Daniel and statement read as to proper notification of the meeting given in accordance with the Open Public Meeting Act Law and with State and HUD mandated COVID-19 statements and in conformation with the emergency guidelines under the Department of Community Affairs, as follows:

“Adequate Notice has been made as to the time, place, and date of the meeting and

as to the nature of business to be discussed being the general business of the Authority.”

Upon roll call, those present and absent were as follows:

 Present: Commissioner Edna Dorothy Carty-Daniel

 Commissioner Miguel A. Arocho

Commissioner Fernando A. Gonzalez

Commissioner Wilfredo Soto

Commissioner Diane Crawford

Excused: Vice-Chairman David Benyola

Commissioner Gregory Pabon

On the motion of Commissioner Gonzalez, which motion was seconded by Commissioner Soto, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of September 1, 2023, as presented. Upon roll call, the following vote was carried:

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Board Member | Yes | No | Abstain | Absent |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson David Benyola |  |  |  | X |
| Commissioner Miguel A. Arocho | X |  |  |  |
| Commissioner Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon |  |  |  | X |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

Reports of Committee – None reported.

Discussion of Agenda Topics.

Resolutions:

The following resolution was introduced by Commissioner Crawford, read in full and considered:

**RESOLUTION NO. 3452-23**

 **RESOLUTION TO APPROVE AN AMENDMENT TO THE**

**SECTION 8 ADMIN PLAN/REVISION OF PAYMENT STANDARDS.**

**WHEREAS,** the Housing Authority of the City of Perth Amboy (the “Authority”) recommends increasing the payment standards to 100% of the 2023 Fair Market Rents. There continues to be a decrease in available units and a corresponding increase in rents. The Authority has adequate fund to implement the increase; and

**WHEREAS**, HUD requires payments standards to be set between 90% and 110% of the current FMRs; and

**WHEREAS,** currently, the Emergency Housing Voucher (EHV) program uses 120 % of the 2023 Fair Market Rent. Review of the current gross rents in that program indicate that 100% of the 2024 Fair Market Rents are sufficient to cover the existing gross rents. Therefore, beginning November 1, 2023, the EHV program will follow the payment standards of the other Section 8 programs and be set at 110%; and

**WHEREAS,** the revised payment standards are effective November 1, 2023, for all new admissions and change of units, and 1/1/24 for all recertifications;

**NOW THEREFORE BE IT RESOLVED,** by the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the amendment to the Section 8 Admin Plan/Revision of Payment Standards, as presented.

***MOVED/SECONDED:***

**Resolution moved by \_\_\_\_\_\_\_Commissioner Gonzalez\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Resolution seconded by \_\_\_\_\_Commissioner Soto\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Board Member | Yes | No | Abstain | Absent |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson David Benyola |  |  |  | X |
| Commissioner Miguel A. Arocho | X |  |  |  |
| Commissioner Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon |  |  |  | X |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

The Chairperson thereupon declared such resolution has been approved.

On the motion of Commissioner Soto, which motion was seconded by Commissioner Gonzalez, the Board concurred to approve the October 2023 Bill List and Communications, as presented. Upon roll call, the following vote was carried:

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Board Member | Yes | No | Abstain | Absent |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson David Benyola |  |  |  | X |
| Commissioner Miguel A. Arocho | X |  |  |  |
| Commissioner Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon |  |  |  | X |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

On the motion of Commissioner Soto, which motion was seconded by Commissioner Gonzalez, the Board concurred to approve the October 2023 PARTNER payment of expenses incurred through Dunlap RAD and Hansen RAD, as presented. Upon roll call, the following vote was carried:

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Board Member | Yes | No | Abstain | Absent |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson David Benyola |  |  |  | X |
| Commissioner Miguel A. Arocho | X |  |  |  |
| Commissioner Fernando A. Gonzalez | X |  |  |  |
| Commissioner Gregory Pabon |  |  |  | X |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

The Board was updated on the planned and scheduled PARTNER Habitat for Humanity foundation projects and Gateway Neighborhood Collaboration events. The NRTC Application was submitted on August 23, 2023 and expect to be notified of award selection list by mid-November. In addition, HUD conducted in-person SEMAP confirmatory review of files on October 10, 2023 and results were very positive.

PUBLIC SESSION

* No comment from the public.

UNFINISHED BUSINESS – None reported.

NEW BUSINESS – None reported.

REPORT OF THE ATTORNEY

 Landlord/Tenancy matters – One eviction pending.

REPORT OF THE SECRETARY-TREASURER (Executive Director)

 Douglas Dzema, Executive Director informed the Board of the following:

* Training – JIF- Housing Sensibility in the Workforce for Staff and Supervisors
* Training for Tax Credits – HMFA renewals
* Resident Senior Picnic at Stack – September 15th @ noon.
* Team Building event @ Grounds for Sculpture for Supervisors and Managers on October 13th.
* NJNAHRO conference in Atlantic City NJ – November 13-15 – League of Municipalities.

REPORT OF THE CHAIRPERSON – None reported.

On the motion of Commissioner Crawford, which motion was seconded by Commissioner Gonzalez, the Board concurred to adjourn.

Respectfully submitted by,

 Douglas G. Dzema

 Douglas G. Dzema

 Executive Director/Secretary