

PLEASANTVILLE HOUSING AUTHORITY
156 North Main Street
Pleasantville, New Jersey 08232

COMMISSIONERS' MEETING
March 25, 2015

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, March 25, 2015 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:10 p.m. by Chairman Milton L. Hendricks who announced that public notice of the meeting pursuant to the Public Open Meetings Act of 1975 had been properly given by filing written notice to the Pleasantville City Clerk, the official bulletin board of the City and by mailing written notice to the Atlantic City Press.

1. ROLL CALL Chairman Hendricks called the roll and the following commissioners were in attendance: Commissioners Charles, Mallette, Brooks, Jeter-Green, and Hendricks. Commissioners Kincaid and Santiago was excused. There was a quorum. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, Dave Caracciolo, Operations Manager/Section 8 Coordinator and Michael Pender, PHA Attorney.

2. APPROVAL OF MINUTES A motion was made by Commissioner Charles, seconded by Commissioner Mallette for approval of the minutes of the meeting held on February 25, 2015. Roll call was taken and the motion was carried unanimously.

3. RATIFICATION OF BILLS Chairman Hendricks asked for a motion to ratify bills paid during February, 2015 in the amount of \$ 91,261.04. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Jeter-Green made a motion to ratify the February bills. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

4. PUBLIC SESSION
No public was in attendance.

5. REPORT OF THE SECRETARY

Mr. Lawrence introduced Brittany Doster, Housing Choice Voucher Family Self-Sufficiency (FSS) Coordinator. The Family Self-Sufficiency Program is a voluntary program for participants living in affordable housing who wish to improve their financial situation, eliminate their dependence on public assistance and are motivated to changing their lives. She replaced Sakinah Cotton.

Mr. Lawrence reported on the Neighborhood Stabilization Program (NSP 1 & 3). Mr. Lawrence mentioned all of the original 10 properties are complete. Mr. Lawrence reported that we had to relist 136 West Adams Avenue again. The original offer fell through. Mr. Lawrence reported that pipes were broken at the 142 Merion avenue property. We had contractors repair the broken pipes. 305 Linden avenue property is under contract again, but we are facing the same problem with the septic tank buried under ground. PHA was unaware of this issue. We would not have purchased this house.

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Mr. Lawrence reported on the Housing Choice Voucher Program. Housing Assistance Payments will increase up to 100% subsidies to landlords in the program. The Admin Fee side of the program is still funded at a low amount.

Mr. Lawrence mentioned to the Board that the City of Pleasantville Housing Development wants the Housing Authority to help lease up to 14 units that will be focusing on Homelessness and Sandy Relief Families population.

Mr. Lawrence provided the Board of Commissioners with the Low income Public Housing & Housing Choice Vouchers Budgets for the Fiscal year April 1, 2015-March 31, 2016. Mr. Lawrence went over the executive summary, highlights and comments of the budgets.

Mr. Lawrence reported that we received a contingent approval from HUD on our Resident Assistance Demonstration (RAD) application. We are waiting to receive our CHAP letter that should come soon so we can begin the process of converting Public Housing units to Project Based units.

(a) Resolution #2015-08 Approving the 2015-2016 LIPH & HCV Budgets

After a brief explanation, a motion was made by Commissioner Mallette to approve Resolution #2015-08. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2015-09 Approving revised Sales Agreement with the Pleasantville Housing and Redevelopment Corporation (CHDO)

After a brief explanation, a motion was made by Commissioner Mallette to approve Resolution #2015-09. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

6. FINANCE

Mr. Lawrence will review the financial statements with the Board at the next Board Meeting.

7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Jeter-Green, seconded by Commissioner Brooks to adjourn.

Respectfully submitted,

Vernon Lawrence
Secretary/Treasurer

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Pleasantville Housing Authority

Rev. Dr. Milton L. Hendricks, Chairman

I hereby certify that the foregoing is a true copy of the Board Minutes adopted by the Board of Commissioners of the Pleasantville Housing Authority at a meeting held on the 25th day of March, 2015.

Vernon Lawrence, Executive Director