

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE
May 24, 2016

A regular meeting of the Millville Housing Authority Board of Commissioners was held on Tuesday, May 24, 2016 at Cedarview Court Community Room, 2045 Wheaton Avenue, Millville, New Jersey. The meeting convened at 5:00 p.m.

Chairman Brian Tomlin announced the Sunshine Law requirement had been met, properly posted and advertised.

The meeting was called to order by Chairman Brian Tomlin, who announced the meeting was being conducted under the Open Public Meetings Act.

Allison Corson, Director of Administration, proceeded to call the roll at this time. Present were: Commissioner James Parent, Commissioner Larry Miller, Commissioner Kim Ayres and Chairman Brian Tomlin. Commissioner Dale Finch arrived at 5:13 p.m. Commissioner Paula Ring was absent. Also present were MHA Solicitor Arnold Robinson, MHA staff, residents and members of the press.

Chairman Brian Tomlin asked for a motion of approval for the March 22, 2016 minutes. Commissioner Parent made the motion to approve the minutes and Commissioner Miller seconded. All others present were in favor.

FINANCIALS

For April 2016, the MHA posted a positive net income of \$17,932. Our year-to-date net income is a positive \$83,135. We continue to operate the MHA without having to access reserves.

DESIGNATED HOUSING PLAN CHANGES

Secretary Director Dice advised that currently both CVC and FER are designated as senior and near elderly disabled age 50 +. There have been many complaints by residents that this has caused problems. Recently, a City Commissioner has asked us to consider making CVC senior only. Secretary Dice believes we can afford to designate CVC as senior only. Senior Property Manager, Polly Swink, advised there are currently 74 people on the waiting list with 14 of those applicants being senior citizens. She said we can keep CVC filled with seniors through our other waiting list applicants. This would not be possible at the High-rises. Secretary Dice also advised voting to change the designation must be contingent on reverting back to senior and near elderly disabled if at any time we find it difficult to fill vacancies.

OCCUPANCY

Polly Swink advised there was water found in apt. 707 at JCP and it is not yet ready to rent. She also advised an apartment at Ferguson Court will be filled by the end of the week. Our other properties are at 100% occupancy, with HBC still at 98%.

LEASE ENFORCEMENT

Lease Enforcement Officer, Steve DeSario advised we are controlling the factors in the buildings that can be controlled. He informed the Commissioners about a theft at Ferguson Court where the tenant left his door and window open. The police department responded and solved the case in less than 22 hours.

EID

Betsy Loyle, Director of Operations, advised some updates are coming from HUD to the Admissions and Continued Occupancy policy. One change that was effective in March 2016 evolves around the Earned Income Disallowance (EID). She explained that the EID is a HUD concept that allows tenants to work without having their rent raised for a period of time. It is meant to incentivize people who otherwise would not have returned to work for fear of having to pay more rent. Recent HUD guidelines specify that PHA's have the option of permitting EID to be in effect for one or two years. We must vote via resolution on how long we will permit the EID. Betsy and Paul are recommending two years. Betsy further advised all of the changes coming have been discussed with the Resident Advisory Board. All tenants are invited to the resident advisory board meetings.

Chairman Tomlin advised there were resolutions to approve:

Resolution #11-2016 Approving the Payment of Bills for April & May 2016

Roll Call Vote:

Motion: Commissioner Miller

Second: Commissioner Parent

Roll Call: Unanimous

Resolution #12-2016 Approving an Amendment to the Designated Housing Plan

Roll Call Vote:

Motion: Commissioner Parent

Second: Commissioner Miller

Roll Call: Unanimous

Resolution #13-2016 Approving Revisions to the Admissions and Continued Occupancy Plan for the MHA Earned Income Disallowance

Roll Call Vote:

Motion: Commissioner Ayres

Second: Commissioner Miller

Roll Call: Unanimous

Chairman Tomlin asked if there was any old business. There was no old business.
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Chairman Tomlin asked if there was any public comment. There was no public comment.

At 5:13 pm Chairman Tomlin asked for a motion to adjourn the public meeting to go into the HCDC meeting. Commissioner Parent made the motion and Commissioner Ayres seconded. All present were in favor.

At 5:18 pm Chairman Tomlin announced a Closed Executive Session.

Resolution #14-2016 Approving a Closed Executive Session


Roll Call Vote:

Motion: Commissioner Parent

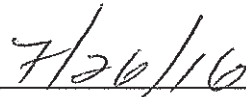
Second: Commissioner Miller

Roll Call: Unanimous

At 5:55 pm Chairman Tomlin announced we were back in open session. He asked for a motion to adjourn the meeting. Commissioner Miller made the motion and Commissioner Parent seconded. All present were in favor.



Paul Dice
Secretary



Date