

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
February 27, 2014

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, February 27, 2014 at the Broadway Towers Community Room, 205 Seventh Street, Salem, New Jersey. The meeting convened at 5:02 p.m.

Chairwoman Moore announced the Sunshine Law requirement had been met, properly posted and advertised.

The meeting was called to order by Chairwoman Moore, who announced the meeting was being conducted under the Open Public Meetings Act.

Board Secretary, Paul Dice, proceeded to call the roll at this time. Present were: Chairwoman June Moore, Commissioner John Thomas, Commissioner Rebecca Gower Call and Commissioner Cathy Lanard. Commissioner's Fields and Santos were absent. Also present were MHA Solicitor Adam Telsey, SHA staff, City Liaison Horace Johnson, residents and members of the press.

Chairwoman Moore asked for a motion to approve the January 30, 2014 minutes. Commissioner Call made the motion and Commissioner Lanard seconded. All others present were in favor.

EXECUTIVE DIRECTOR REPORT

For January 2014, The Salem Housing Authority posted a positive (Public Housing Authority and Section 8 combined) net income of \$7,156.00 . For fiscal year-to-date (10/1/13 -1/31/14) it posted a positive \$52,669 in net income. Mitch Moore pointed out that the \$52,669 included Housing Choice Voucher money that must be used for HAP. The actual net income is closer to \$50,000 on the public housing side.

OCCUPANCY

Secretary Dice noted that six vacancies were filled last week. Currently, Anderson Drive has 2 vacancies and Westside court has 1 vacancy. Broadway Towers is filled.

TROUBLED STATUS

Secretary Dice advised the Salem Housing Authority is officially out of "troubled" status with HUD. Salem received a score of 63 points out of a possible 100 points. If we had scored a 60, we would still be considered a "troubled" agency. Secretary Dice advised we are going to have to diligently monitor and control Salem's operational efficiency if it is to remain out of "Troubled" status. He called attention to the MENAR (Month's Expendable Net Asset Ratio) where Salem is earning zero points. He advised our expendable net assets decreased by about \$12,000 mostly because our cash decreased \$50,000. This