

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
March 28, 2019

A regular meeting of the Salem Housing Authority (SHA) Board of Commissioners was held on Thursday, March 28, 2019 at the Broadway Tower Community Room, 205 Seventh St in Salem, NJ. The meeting convened at 5:00 pm.

Chairwoman Ferguson announced the Sunshine Law Requirement had been met, properly posted and advertised.

Karen Chiarello proceeded to call the roll at this time. Present were: Chairwoman Ferguson, Commissioner Cathy Lanard, Commissioner Robert Lanard, Commissioner James Smith, Executive Director/Secretary Paul Dice. Also, in attendance was Solicitor Adam Telsey and SHA employees.

Chairwoman Ferguson asked for motion to approve the minutes of the February 26, 2019 meeting. Commissioner R. Lanard made a motion and Commissioner C. Lanard seconded. All others present were in favor.

Financial Summary

For the month of February, the SHA posted \$6,757 in positive net income. The SHA maintains \$68,759 in positive year-to-date net income.

The annual audit is scheduled for May 6-7, 2019.

Occupancy Rates

The occupancy rate has improved from 90% to 93.3%. The rate should be 96% by Friday, March 30th. We are making good progress. The goal is still an occupancy rate of 98%.

Demolition of West Side Court and Transfer of Tenants to the Section 8 Program.

As of the writing of the Executive Director's report we were still awaiting approval from HUD. At the time of the meeting we had gotten part of the approval from the Fairhousing Office. We had also had a meeting earlier in the day of the Board meeting with two representatives from HUD's Newark field

office. They are highly motivated to help us through this process. Based on a Public Housing Notice from the previous week, HUD wants all the small Public Housing Authorities (PHA's) converted to alternative funding platforms.

Once full approval is received, we would then apply for the TPV's. We need to be able to convert as many units as possible. We can convert all occupied units and those that have been occupied within the last two years. The next question is where do we get the money to satisfy our debt. We will have to pay for relocation costs and then there is the actual demolition expense. We are looking at a total cost of approximately one million dollars. The City of Salem is going to need to help us in order to help themselves. Whitney White has been in touch with Paul and sending contacts his way, but there are not concrete leads currently. Commissioner Smith asked if this is Federal land. If it is, do we need Federal approval from HUD. At this point we have only applied for demolition. We would have to get a release from the Declaration of Trust in order to sell the land. If we end up selling for less than market value (appraised at \$2.2 million) it would be easier to sell to a public entity.

Opportunity Zones in Wildwood are taking off. Not sure what is happening in Salem. Westside Court does fall in Salem's opportunity zone. The investor is the biggest component. Commissioner Smith stated that the City must apply for the Opportunity Zones. The City is pushing for home ownership. They want the tenants to come out of Westside Court and move into their own homes. We are planning on meeting with the USDA to discuss mortgage repackaging and Rent-to-Own projects. It was suggested that Paul talk to Chris Davenport before talking to the USDA.

With the TPV's the tenants can go anywhere. This may change how the people feel about moving. Commissioner Smith asked if they would be able to go to Social Services for security deposits, moving expenses, etc.? Many people see this as double dipping. However, Social Services had helped individuals with rent to keep them housed. What might be available to help us lower our relocation costs?

Public Housing Management Course

Tom LaPerrere and 3 other Millville and Wildwood employees took a week long housing management course.

Resolutions

Chairwoman Ferguson advised that there were resolutions to approve:

Resolution #9-2019 Approving the Payment of Bills for March

Roll Call Vote:

Motion: Commissioner C. Lanard

Second: Commissioner R. Lanard

Old Business

Commissioner R. Lanard asked if we could provide a more detailed itemization of the check register. Just so that he has a breakdown of what has been purchased. Yolanda gave a great explanation of the work process and the issues that are dealt with.

The Commissioners asked how the Cardio Drumming classes were going. Karen said she would touch base with Tim Gregory.

We are still dealing with ongoing trash issues. This will continue through tax season. Commissioner R. Lanard asked if the police were monitoring the video cameras. Are there people other than our tenants dumping trash?

Commissioner Ferguson asked if there was any new business. There was not.

Commissioner Ferguson asked if there was any public comment. There was not.

At 5:52 pm Commissioner Ferguson announced that the meeting was adjourned. Commissioner C. Lanard made a motion and Commissioner R. Lanard seconded. All present were in favor.

The next meeting will be held Thursday, April 25, 2019

Paul Dice – Secretary

Date