

**BERKELEY TOWNSHIP HOUSING AUTHORITY
REGULAR MEETING:**

These Minutes are not verbatim, but a condensed version of what transpired at the Berkeley Township Housing Authority Board of Commissioners Meeting held on March 27, 2018 at 4:10 PM in the Community Room, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
NIKOLAUS SEITZ, VICE-CHAIRPERSON
KATHLEEN NUNN, CHAIRPERSON
JUDY NOONAN, COMMISSIONER
NILDA GARIBALDI, COMMISSIONER
ANGIE FRATIANNI, COMMISSIONER
JENNIFER BACCHIONE, COMMISSIONER
KELLY GROSSE, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL
BOB DEKKER, MAINTENANCE SUPERVISOR

ABSENT: JANET MALANGA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner; on January 12, 2018 a notice of all meetings was provided to the Township of Berkeley Clerks Office, the Asbury Park Press, and was posted on the Authority official public bulletin board at the BTHA's Administration Buildings as well as the BTHA's Website.

PLEDGE OF ALLEGIANCE: All those present recited the Pledge of Allegiance.

MOMENT OF SILENCE: A moment of silence was observed for men and women who serve in the armed forces home and abroad to protect our country.

ROLL CALL: Roll call was read as listed above.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE OCTOBER BOARD MEETING: A motion was made to approve the March Board meeting Minutes by Commissioner Noonan. The motion was seconded by Commissioner Garibaldi. Roll Call found all in favor.

NO CLOSED SESSION MINUTES TO APPROVE No Closed Session to approve.

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH C: A motion was made to approve the payments by Commissioner Nunn. The motion was seconded by Commissioner Noonan. Roll Call found all in favor.

REPORTS TO THE BOARD:

LEGAL COUNSEL- Mr. Corrison sad that he wanted to report for the short term the Ocean County Court has relocated the landlord tenant actions from one room to another. The room that they moved it to is smaller than this space including the bench and everything else. The last time in court video proceedings were done in the hallway. Some of the cases have been pushed back and they are not taking the cases that they should be taking. They are doing their best, but they are not getting put on the calendar right away.

EXECUTIVE DIRECTOR – The Housing Director said that they have a few resolutions tonight for approval. One the 18th of April at the town hall meeting, the director from HUD will be there. The first resolution is to continue legal service will Mr. Corrison with the option to extend. The fraud repayment agreement Grace has been working on is also in the packet. There are 18 people that have repayment agreements right now. The HA gets their (residents) income tax returns, this also helps show who is living in the household when they claim it. They claim they have a son living with them and they get a deduction on it and then the income taxes show the son was not there. They are also finding that they are not reporting their income. There is also a state wage report but that is so behind, and it is not accurate and up to date.

The resolution for #3 is basically for a few residents that make money where their rents are going over the fair market rate and each year their rent is going up and up and up. Instead of making them pay over the fair market rent the HA is going to put a cap on it. Tenants worry about moving out and losing housing if they get sick or lose their job and then lose their housing. They went with HUD on the fair market rent. They change each year and usually come out June or July. The idea of the program is to have mixed incomes and it is just for a few people.

Mr. Corrison stated that the document needs to say repayment agreement and not fraud. When people see that they feel they are already tried and convicted of fraud and all they did was make a mistake. There are times where it is not a lie it is an error and he suggested to remove that wording.

The next item was the Operating Cost Adjustment Factor (OCAF). Dave is coming, and he is doing a work sheet the HA approves it through the corporation. This is just a paper trail and each year the HA will asking for the increase in those rents. These are the rents the HA gets for the RAD program. They will increase that based on the inflation factor and the worksheet will be done and sent to HUD and they see that the HA is requesting.

The building tax credit is on the move. She did not have information to report on that but will stay on top of it. They received the Superstorm Jonas check which was deposited into operating acct.

One of the Commissioners questioned the June Board meeting being cancelled. The Housing Director said that there were two people that could not attend. She added if the Chairperson finds it necessary they can request a meeting.

MAINTENANCE SUPERVISOR – Robbie will be out for 8 weeks following surgery, so Bob is at the other site for Operation Schoolhouse. They are keeping up on inspections and went thru all the inventory.

APPROVE RESOLUTIONS-

- 2018-3-1 To Approve Legal Counsel from Terrence Corrison**
- 2018-3-2 To Approve the Amendment of Resolution 2014-9-2 Regarding a Change in Re-Payment Agreements**
- 2018-3-3 To Approve the Ceiling Rents for the Project Based Voucher Program**

A motion was made by Commissioner Noonan to approve the Resolutions. The motion was seconded by Commissioner Grosse. Roll call found all in favor.

UNFINISHED BUSINESS – None

NEW BUSINESS – None

PUBLIC PORTION – None

CLOSED SESSION – None

MOTION TO ADJOURN - A motion was made by Commissioner Noonan to adjourn for the evening. The motion was seconded by Commissioner Nunn. Roll call found all in favor.