

**Administration Building
Regular Board Meeting
MINUTES**

Wednesday, February 27, 2019

PRESENT CALL MEETING TO ORDER

Commissioner Dolce called the meeting to order at 7:04 pm at the Boonton Housing Authority Administration Building, 125 Chestnut Street, Boonton, NJ 07005

ROLL CALL

Ginny Dolce, Chairperson	PRESENT
Leonardo Moyoli, Jr., Vice-Chairperson	PRESENT
Amjad Rashid., Commissioner	PRESENT
Paul Nevadomski, Commissioner	PRESENT
Lynn D. Schinman, Commissioner	PRESENT
Mildred Ariemma, Commissioner	PRESENT
James Plaisted, Commissioner	ABSENT

Others Present

Sherry Sims, Alderman McBride, Daniel Piccioni,

ADEQUATE NOTICE

Chairperson's Statement: Adequate Notice of Meeting Pursuant to the requirement of the Open Meetings Act, I announce and direct the Secretary of the Boonton Housing Authority Board of Commissioners to enter the minutes of this meeting an accurate statement to the effect that:

"Notice of the meeting has been provided by filing a Notice of this meeting with the Town of Boonton Town Hall, by posting a Notice of this meeting on the bulletin board of the Boonton Housing Authority's Riverview Apartments, the Administration Building, and by publication of this Notice in in the **Daily Record on January 18, 2019** and in the **Citizen of Morris County Newspaper on January 16, 2019** for the new calendar year of 2019.

MINUTES

BE IT RESOLVED THAT, the Board of Commissioners of the Housing Authority of the Town of Boonton **approve** the **Minutes** for the following months: **January 18, 2018, December 19, 2018 and January 22, 2019**

The Board will table the Minutes **for October 24, 2018** until the Secretary transcribes and submits them for review and approval.

Motion: Commissioner Rashid

Second: Commissioner Nevadomski

Rollcall: A roll call was taken to approve the Minutes listed above as presented. No one present was opposed. Minutes were approved

APPROVAL OF THE MONTHLY SCHEDULE OF VOUCHERS/BILLS

For the BHA Management Program and the Section 8 Housing Choice Voucher program have been approved by the Board of Commissioners for the month(s) **January 2019**

Motion: Commissioner Moyoli, Jr.

Second: Commissioner Schinman

A roll call was taken. All Commissioners present voted in the affirmative to pay the bills and vouchers. No one present was opposed. Bills are paid.

REPORT OF SECRETARY/TREASURER

- Preparing for the FYE 9/30/2018 Audit
- HUD – VMS Review response due March 1, 2019
- FSS grant was approved effective Feb 1, 2019 – Jan 31, 2020

CORRESPONDENCE

Copy of letter from Atty DeCotiis to Town of Boonton, regarding the Pilot Waiver status for the RAD application

PHAS email regarding Conditional approval of the Unaudited financial information

REAC Inspections – Policy changes with the timing of the Notices to the Authorities prepare for inspection

OLD BUSINESS

None

NEW BUSINESS

Waiting List to remain open to March 22, 2019

NJNAHRO Conference May 5-8, 2019 Hardrock Hotel, Atlantic City, NJ

Letter to Mayor regarding paying Utility bills late due to lack of funds as of Dec 21, 2019

Freeze FMR effective 2/2019-2022 After further discussion, this topic was tabled

RESOLUTIONS

RESOLUTION # 2021 RESOLUTION TO AUTHORIZE AND APPROVE THE WRITE-OFF OF RENTAL COLLECTION LOSSES AND APARTMENT DAMAGES FROM JOSHLYNN BRACEY; RIVERVIEW APARTMENTS, 122 PLANE STREET, APT. 3G, BOONTON, NJ IN THE AMOUNT OF \$3,058.00 FOR NON-PAYMENT OF RENT AND OTHER CHARGES

Commissioner Rashid motioned to accept Resolution 2021 as present. Commissioner Nevadomski seconded the Motion. After a length conversation about how to work faster to avoid these major write-off, the Chairperson called for the vote.

WHEREAS: JOSHLYNN BRACEY, head of household and, former tenants who resided at Riverview Apartments, 122 Plane Street, Apt 4-G, Boonton, NJ moved-out without adequate notice; and

WHEREAS, JOSHLYNN BRACEY moved out of the apartment, leaving all her personal possessions behind and the apartment was declared inhabitable; and

WHEREAS: the security deposit in the amount of \$541.00 was deducted from the total charges due, leaving a balance of \$ 3,058.00 due and payable to the Boonton Housing Authority ; and

WHEREAS: the Board of Commissioners of the Housing Authority of the Town of Boonton deem the above account uncollectible in the amount of \$3,058.00 and written off the books for fiscal year end 9/30/2019; and

WHEREAS: the Board of Commissioners of the Housing Authority will direct the staff to continue to pursue collection of this debt and garnishment of wages.

THEREFORE BE IT RESOLVED THAT: the Housing Authority of the Town of Boonton will pursue the steps for collection of the account of JOSHLYNN BRACEY in accordance with the Housing Authority of the Housing Authority of the Town of Boonton’s Write-Off of vacated tenant accounts policy.

Commissioners	Aye	Nay	Abstain	Absent
G. Dolce	x			
L. Moyoli, Jr.	x			
A. Rashid	x			
Nevadomski	x			
L. Schinman	x			
M. Ariemma	x			
J. Plaisted				x

A roll call was taken. All Commissioners present voted in the affirmative. No one present was opposed. Resolution #2021 was passed.

RESOLUTION # 2022 RESOLUTION TO AUTHORIZE AND APPROVE THE WRITE-OFF OF RENTAL COLLECTION LOSSES AND APARTMENT DAMAGES FROM SAMANTHA HARISON AND ANTHONY BARTON WHO LIVED AT RIVERVIEW APARTMENTS, 122 PLANE STREET, APT. 4G, BOONTON, NJ IN THE AMOUNT OF \$ 5,316.00.00 FOR NON-PAYMENT OF RENT, UNREPORTED INCOME AND OTHER CHARGES

Commissioner Rashid motioned to accept Resolution #2022. Commissioner Nevadomski seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

Commissioner Nevadomski asked what the procedure was to collect these debts and how did the amounts get so high. The Executive Director explained that first, when tenants have high rent portions and it takes approximately 3 months to get a court date, the amounts accumulate quickly. The BHA's attorney will follow up with garnishments if they are working. The tenants, once evicted are recorded in the national data base. They will be flagged in the system and not be eligible for assistance without paying back the BHA. BHA has no control over the court dates.

WHEREAS: Samantha Harrison and Anthony Barton, listed as head of household; and who resided at Riverview Apartments, 122 Plane Street, Apt 4-G, Boonton, NJ was evicted for non-payment of rent and unreported income on February 11, 2019; and

WHEREAS, Samantha Harrison and Anthony Barton moved out of the apartment, leaving all their personal possessions behind and therefore the apartment was declared inhabitable; and the **security deposit** was forfeited; and

WHEREAS, Samantha Harrison and Anthony Barton, **failed to report income** since August 2018, left owing retro rent in the amount of \$ 4,320.00

Whereas, Mr. and Mrs. Barton went to court for **unpaid rent and other charges**; owing a total of \$5316.00 after deducting the Security Deposit in the amount of \$863.00; and

WHEREAS: the total amount for **all outstanding monies** totaling \$5,316.00 is due and payable in full to the Boonton Housing Authority; and

WHEREAS: The Board of Commissioners of the Housing Authority of the Town of Boonton deem the above account uncollectible in the total amount of \$5,316.00 is a write off the books for fiscal year end 9/30/2019; and

WHEREAS: The Board of Commissioners of the Housing Authority will direct the staff to continue to pursue all methods of collection of this debt and garnishment of wages.

THEREFORE, BE IT RESOLVED THAT: the Housing Authority of the Town of Boonton will pursue the steps for collection of the accounts of Mr. and Mrs. Anthony Barton in accordance with the Housing Authority of the Housing Authority of the Town of Boonton's Write-Off of vacated tenant accounts policy.

**RESOLUTION #2023 A RESOLUTION BY THE BOARD OF
COMMISSIONERS TO DISCUSS AND FREEZE THE HCV/ FMR PAYMENT
STANDARDS F THROUGH THE CALENDAR YEAR 2022**

Commissioner Schinman motioned to deny the Resolution. Commissioner Nevadomski seconded the motion. All Commissioners voted in the negative. One Commissioner was absent.

The Commissioners had a lengthy discussion regarding the high rents in this area and impact it would have with applicants finding apartments with in the area. The Board did not feel it would be in the best interest at this time to consider the freeze .

A roll call was taken. All Commissioners present voted in the negative. No one present voted in the affirmative. Resolution 2023 was not passed as presented.

RESOLUTION #2024 RESOLUTION TO OPEN THE PUBLIC HOUSING AND HOUSINGCHOICE VOUCHER WAITING LIST EFFECTIVE FEBRUARY 21, 2019 AND CLOSE ON MARCH 22, 2019 VIA THE BOONTON HOUSING AUTHORITY WEBSITE ONLY.

Commissioner Rashid motioned to accept Resolution 2024 as presented. Commissioner Dolce seconded the motion. All Commissioners present voted in the affirmative to discuss and question the Resolution.

WHEREAS, the Board of Commissioners of the Housing Authority of the Town of Boonton authorize and approve the opening of the waiting list; and

WHEREAS, the public notice, as follows, will be run in the newspaper:

The Town of Boonton Housing Authority announces the opening of its acceptance of preliminary application for the waiting list for persons who live and/or work in the State of New Jersey on FEBRUARY 21-, 2019 starting at 8:30AM. The waiting list will close on, MARCH 31, 2019 at 5:00PM. **POST MARKED ONLY Preliminary applications for the waiting list will ONLY be available on the internet, on-line at www.boontonhousing.org. Once the pre-application is completed the pre-application must be mailed with all required attachments via U.S. postal mail. Go to the website for more detailed information. Incomplete and/or unsigned pre-applications will not be accepted or placed on the waiting list.**

Local preferences, as designated in the Boonton Housing Authority's Administrative Plan will be verified and applied to all eligible preliminary applicants at the time the application is processed; and NOT at the time the preliminary application is placed on the waiting list.

The Housing Authority of the Town of Boonton maintains only 1 waiting list for both the Public Housing and Housing Choice Voucher Programs. When your name is reached and you are determined eligible, you will be offered whatever program assistance that is available to meet your determined eligibility needs.

Preliminary Applications for the waiting list are available and/or can be copied via the website www.boontonhousing.org. Reasonable accommodations will be available for the elderly, handicapped and/or disabled.

Eligible 2018 Income Limits *

	1 Person	2 Persons	3 Persons	4 Persons
V Low	\$33,400.00	\$38,200.00	\$42,950.00	\$47,700.00
Low (80%)	\$50,350.00	\$57,550.00	\$64,750.00	71,900.00

*more than 5 Persons will be calculated in accordance with HUD Regulations.

THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Town of Boonton hereby authorizes and approves the opening/closing period for the waiting list.

A roll call was taken. All Commissioners present voted in the affirmative. No one present was opposed. One Commissioner was absent. Resolution #2024 was passed.

COMMENTS FROM THE PUBLIC:

NONE

Any other business that may properly come before the Board of Commissioners of the Housing Authority of the Town of Boonton.

NONE

ADJOURNMENT

Motion to Adjourn by: Commissioner Nevadomski:

Seconded by: Commissioner Rashid

Time: 749PM

The Minutes of this meeting was approved by the Board of Commissioners on Wednesday, September 25, 2019.

Sherry Sims
Secretary/Executive Director