

# Housing Authority of the City of Vineland

**REGULAR MEETING**  
**Thursday, December 19, 2013**  
**7:00 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Robert A. D’Orazio on Thursday, December 19, 2013, at 7:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

Commissioner Chris Chapman  
Commissioner Elizabeth Gordon  
Commissioner Carmen Nydia Diaz (absent)  
Commissioner Mario Ruiz-Mesa  
Chairman Robert A. D’Orazio

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Dan Avena and Linda Cavallo – Accountants, Rick Ginnetti, Consultant – The Brooke Group and Gloria Pomales, Executive Assistant.

Chairman D’Orazio read the Sunshine Law.

Chairman D’Orazio mentioned Commissioner Asselta is present, but at this point he is not going to be an active commissioner. Commissioners in the State of New Jersey are required to take the required course within the 18 months of their appointment and because of scheduling issues he has not been able to fulfill that requirement. Until the required courses are completed he cannot be a voting member of the Board. He is here tonight as a member of the public.

The Chairman entertained a motion to approve the minutes of the Regular Meeting held on November 21, 2013. A motion was made by Commissioner Ruiz-Mesa and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Absent)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D’Orazio	(Yes)

Chairman D’Orazio called for the Financial Report from Avena’s office. Linda Cavallo reviewed the Financial Report for the two months ending November 30, 2013.

Chairman D’Orazio requested the Executive Administrative Report. Mrs. Jones stated the federal government now appears to have a budget. The government will settle on what the Authority is going to receive for the year 2013. The Authority may get some additional funding this year. Because of sequestration the Authority was funded at 82% of the proration and hopefully this will go up a little bit. The Authority should get a firm number for 2014 soon as well. The budget that was passed will take the Authority through 2015. Hopefully, this will allow a couple of years of stability.

Mrs. Jones briefly discussed the GAP analysis in regards to the Scattered Sites and the Accountability Plan. This was worked on with the Authority’s consultant Robert Olszewski. Last

month there was agreement to move forward with disposition of the Scattered Site homes. Mrs. Jones provided the board with a copy of the plan on how to proceed with the disposition of the Scattered Sites with the Board report. The process will begin in January 2014.

Mrs. Jones stated Rick Ginnetti is at the meeting tonight to further discuss the Rental Assistance Demonstration Program applications, which are close to being complete. Mrs. Jones was asked to talk about the RAD program in simple terms and language. Mrs. Jones distributed a presentation regarding the RAD program to review once more before the Board decides to submit the applications. Mrs. Jones reviewed the handout on the RAD program. She explained the RAD program is an effort to stabilize the Authority's income and to preserve the Authority's properties. The Authority has not had a stable base of income in the past 10 years. Mrs. Jones reviewed the chart showing the Authority's subsidy trend in Operating and Capital funding since 2004. Mrs. Jones explained with RAD the funding would change to a Section 8 type funding. She discussed the scenarios before and after RAD as well as Pros and Cons of converting to RAD. There was discussion on how the Authority would borrow money to enable rehabilitation work.

Mr. Ginnetti stated RAD is new for Housing Authorities, but it is not a new program. RAD has been out since the early 1970's. The bulk of affordable privately own property prior to 1987 was the low income housing tax credit program where private developers were building under a rental assistance program by borrowing tax exempt bonds to fund the property and going into a contract with HUD for the rental assistance to pay back the mortgage tax exempt bonds. This is the exact same program that HUD is trying to offer housing authorities, which is the same one they offered to the private sector developers to maintain affordable housing. That income stream is the income you can us borrow. Once your borrowing is maxed out you cannot borrow anymore. It must be managed well. Mrs. Jones also explained there is a reserve for replacement that is part of the application. The authority must reserve money each month for each unit, which is called reserve for replacement in the industry. Mr. Ginnetti briefly reviewed and explained the RAD application. Further discussion on the timing of scattered sites disposition. Mr. Gabage asked if there was any thought of setting up an entity as was done with Vineland Housing Developmental Corporation and having the housing authority from the surplus funds loan money to that entity and have that entity buy the scattered sites. Mr. Ginnetti stated that is a very good thought and those are some of the creative things to be looked into going through these applications.

Mrs. Jones indicated future reserves would no longer be subject to HUD recapture under the RAD program. HUD will be guaranteeing 2012 rents. Last month it was discussed the possibility of submitting an application for Kidston and Olivio and this application did not work as Scattered Sites did not work because the income from these properties would not support the loan needed to make the required repairs. Kidston and Olivio did not work because it requires too much work on the buildings according to the physical needs assessment. Kidston and Olivio may need to be rehabbed using tax credits. Physical needs of Kidston and Olivio was briefly discussed. Mrs. Jones asked if there were any further questions regarding RAD. No further questions were asked.

Mrs. Jones mentioned the Authority received a letter from HMFA approving the mortgage commitment for Melrose Court. She discussed the next step, which is to let them know we are serious and send them a check in the amount of \$24,241 by January 2<sup>nd</sup>. If we do not do this, then the commitment is null and void. Settlement must be done by the end of April as well. The goal is to break ground in the spring.

Commissioner Ruiz-Mesa asked if the intention was to still sell the scattered sites. Mrs. Jones stated when the scattered sites were evaluated for the RAD program HUD would not even accept that application because of the negative operating situation. Selling those homes will provide us with the money the Authority needs to pay off the bond debt. Paying off the bond debt will allow the Authority

to move forward with the RAD opportunity and/or tax credit financing for the redevelopment and preservation of Authority properties.

With no other discussion in related matters the Chairman moved to the Resolutions.

**Resolution #2013-93**  
**Resolution to Approve Monthly Expenses**

Chairman D’Orazio stated Commissioner Ruiz-Mesa reported he reviewed all the bills and recommended payment in the sum of \$862,252.85. Commissioner D’Orazio called for a motion to approve the monthly expenses. A motion was made by Commissioner Chapman; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Absent)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D’Orazio	(Yes)

**Resolution #2013-94**  
**Resolution to Dispose of Furniture and Equipment Utilizing the Disposition Policy**

Chairman D’Orazio called for a motion to approve Resolution #2013-94. A motion was made by Commissioner Chapman; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Absent)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D’Orazio	(Yes)

**Resolution #2013-95**  
**Resolution Appointing Jacqueline Jones as the Housing Authority of the City of Vineland’s Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund (JIF) for the Fund Year 2014**

Chairman D’Orazio called for a motion to approve Resolution #2013-95. A motion was made by Commissioner Chapman; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Absent)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D’Orazio	(Yes)

**Resolution #2013-96**  
**Resolution Approving Dates for 2014 Board Meetings**

Chairman D'Orazio called for a motion to approve Resolution #2013-96. A motion was made by Commissioner Chapman; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Absent)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D'Orazio	(Yes)

**Resolution #2013-97**  
**Resolution to Authorize the Executive Director to Forward an Application to the United States Department of Housing and Urban Development (HUD) to Convert the Vineland Housing Authority (Authority) Parkview Apartments Public Housing Site to the Rental Assistance Demonstration Program (RAD)**

Chairman D'Orazio called for a motion to approve Resolution #2013-97. A motion was made by Commissioner Chapman; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Absent)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D'Orazio	(Yes)

**Resolution #2013-98**  
**Resolution to Authorize the Executive Director to Forward an Application to the United States Department of Housing and Urban Development (HUD) to Convert the Vineland Housing Authority (Authority) Tarkiln Acres and Asselta Acres Public Housing Site to the Rental Assistance Demonstration Program (RAD)**

Chairman D'Orazio called for a motion to approve Resolution #2013-98. A motion was made by Commissioner Chapman; seconded by Commissioner Ruiz-Mesa. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Absent)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D'Orazio	(Yes)

**Resolution #2013-99**  
**Resolution Approving Application for Payment No. 15**  
**for Melrose Court Predevelopment Loan**

Chairman D’Orazio called for a motion to approve Payment No. 15 for Melrose Court Predevelopment Loan in the amount of \$6,952.25. A motion was made by Commissioner Ruiz-Mesa; seconded by Commissioner Gordon. The following vote was taken:

Commissioner Chris Chapman	(Abstain)
Commissioner Elizabeth Gordon	(Yes)
Commissioner Carmen Nydia Diaz	(Absent)
Commissioner Mario Ruiz-Mesa	(Yes)
Chairman Robert A. D’Orazio	(Yes)

**Resolution #2013-100**  
**Resolution to Enter Executive Session**

Chairman D’Orazio entered a motion to hold an Executive Session. The motion died for lack of need.

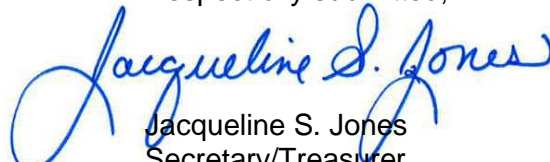
No comments from the press and/or public. Chairman D’Orazio asked how everything was coming along with the personnel committee. Commissioner Chapman stated there will have something in January to report.

Chairman D’Orazio stated he has been reappointed to the Board for another five more years. He stated he met with City Council President Fanucci and had a good meeting with him. He now knows a little bit more about the housing authority. He had a few issues that he wanted to discuss and Mr. D’Orazio put him in contact with Mrs. Jones.

Chairman D’Orazio wished everyone a Happy Holiday. He asked if anything is going to be done for the traditional reorganization in January. It was decided to have hot appetizers at the next meeting.

With no further business to discuss, Chairman D’Orazio entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Ruiz-Mesa. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:51 p.m.

Respectfully submitted,

  
Jacqueline S. Jones  
Secretary/Treasurer