

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, June 15, 2017
7:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Mario Ruiz-Mesa on Thursday, June 15, 2017, 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 Rudolph Luisi
Commissioner Nicholas Fiocchi
Commissioner Alexis Cartagena **(Absent)**
Commissioner Daniel Peretti
Commissioner Brian Asselta
Chairman Mario Ruiz-Mesa

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

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on May 18, 2017. Tabled for next month.

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the eight months ended May 31, 2017.

Chairman Ruiz Mesa requested the Executive Administrative Report. Mrs. Jones stated every year the VHA is not funded at a 100% of the proration. Currently the VHA has been funded at 83% of the proration. The word is the VHA will get 90% proration on the public housing side which means the Authority will receive a little more funding than it anticipated this year. On the Section 8 side, the Administrative Fee will be prorated at 69%. The Authority should hear in the next month or so what the final numbers are going to be as well as the Capital Fund amount for 2017.

Mrs. Jones updated the board in regards to the audit for the year ending 9/30/2016. The auditors will be attending the Board Meeting next month to present the audit. There were no findings. Items for discussion are: Out of 40 Section 8 files the auditors tested they found (1) one that had an incorrect fair market rent and it caused the tenant's rent to be understated by \$10 per month for 9 months. In regards to public housing, out of the 40 files the auditors tested they found no errors. The Authority had an incorrect date of an inspection in (1) one Section 8 file, which was a typo. There were (2) two out of 25 W-4's in employees files that did not match what was actually being deducted. There was an incorrect healthcare deduction amount, overcharge of \$79. Vineland Housing Development Corporation did not have a meeting last year. A meeting must be conducted at least once a year. There is a HUD regulation that states the Authority needs to develop a budget each year for resident councils and the maximum amount to spend on this budget is \$25 per resident. The Authority is supposed to develop a budget with each resident council.

The budget for the coming year is in process. It will be presented next month to the Board. There will be a meeting scheduled with the Budget Committee members prior to July's Board Meeting.

The Authority is moving forward with Rental Assistance Demonstration (RAD) Program applications for Parkview and Tarkiln/Asselta. A couple of months ago, Mrs. Jones mentioned Kidston, Olivio and D'Orazio did not apply for the first round of RAD conversion because based on the initial figures that the Authority's consultant, Rick Ginnetti ran it was determined that these properties would not be successful under the RAD program and HUD would not approve them. Congress had approved a maximum number of units that could apply for the RAD program and those numbers were reached. They have since increased that number so the VHA has sent in a letter of interest indicating if the units become available the VHA would like to apply for the RAD program for Kidston, Olivio and D'Orazio. Mrs. Jones received an email indicating Kidston, Olivio and D'Orazio are all available and open to submit an application. The VHA will take a rough cuts of those numbers to see if those properties would benefit from that program. More information should be available next month.

Mrs. Jones reported on Ocean City Housing Authority (OCHA). The VHA has been on site at OCHA for about a month now. There are many, many issues that require attention and it will take some effort and time to turn it around. The VHA staff is committed to the work and the Board will be updated monthly.

Committee Reports: None.

Old Business: None.

New Business: None.

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

Resolution #2017-28
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated he reviewed all the bills and recommended payment in the sum of \$796,493.87. Chairman Ruiz-Mesa called for a motion to approve the monthly expenses. A motion was made by Commissioner Peretti; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2017-29
Resolution of Compliance (Board of Commissioners & Executive Director)

Mrs. Jones explained this resolution is passed to certify that the Executive Director has completed the required trainings per the State of the New Jersey as well as all the Board Commissioners. Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-29. A motion was made by Commissioner Chapman; seconded by Commissioner Peretti. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2017-30
**PHA Certifications of Compliance with the PHA Annual Plan
And Related Regulations Board Resolution to Accompany the PHA Plan**

Ms. Hughes explained every year that Housing Authorities have to report to HUD and the public any changes in policies or activities for the past year and anything planned for the upcoming year. The VHA's plan includes changes to all the policies the VHA amended which consisted of the Cost Allocation Policy, Section 8 Administration Plan and the VAWA policy. Other changes include the RAD activity, tenant paid electric conversion of Parkview, the enhanced vouchers that we received for Tarkiln Park Apartments and the project based vouchers for the Buena Housing Authority. A meeting was held with the Resident Advisory Board for their comments, which also must be reported including our responses to their comments. Chairman Ruiz-Mesa called for a motion to approve Resolution #2017-30. A motion was made by Commissioner Asselta; seconded by Commissioner Peretti. The following vote was taken:

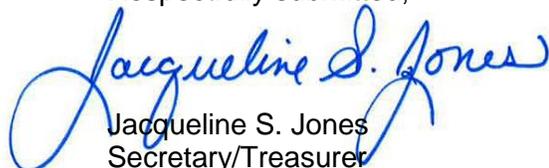
Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Nicholas Fiocchi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session tonight.

Chairman Ruiz-Mesa asked for comments from the Commissioners, press and/or public. No comments.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Fiocchi. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 7:22 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer