

MINUTES OF THE LONG BRANCH HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR MEETING HELD JANUARY 19, 2016.

The Session convened at 5:00 PM with the following persons present:

Donald Covin, Chairman
Carl Jennings, Vice-Chairman
Carmen Rivera, Commissioner
Yvonne Russell-Mann, Commissioner
Dorthia Johnson, Commissioner
Andres Mejer, Commissioner

Absent: Michael Winnick, Commissioner

Also Present: Tyrone Garrett, Executive Director/Secretary
Kevin Kennedy, Esq., Legal Counsel

Staff Present: Louis Carretta, Jr., Director of Maintenance
Brandy Lynch, Director of Management
Dorothy Amedu, CSS Administrator

THE CHAIRMAN ANNOUNCED THAT ALL CELL PHONES BE TURNED OFF OR PUT ON VIBRATE FOR THE MEETING.

BOARD ANNOUNCEMENT: (READ BY SECRETARY)

In accordance with the Local Public Meetings Act of 1975 and as amended, advanced notice of the meeting including the Agenda, was sent to the local newspapers, delivered to the City Clerk's Office, posted on the Long Branch Housing Authority Web Site, and posted at all Long Branch Housing Authority Offices at least (48) hours prior to the convening of the meeting.

THE SECRETARY LED THE SALUTE TO THE FLAG.

The Secretary inquired if there are any changes need to be made to the Agenda?

None noted at this time, Agenda stands.

ADOPTION OF THE MINUTES OF THE REGULAR MEETING OF DECEMBER 21, 2015.

There were no corrections or comments to the minutes of December 21, 2015.

Commissioner Johnson made a motion to accept and approve the minutes of December 21, 2015 regular minutes as presented, seconded by Commissioner Russell-Mann.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Jennings, Rivera, Johnson, Mejer, Chairman Covin.

Opposed, None.

Absent, Commissioner Winnick.

Abstention, None.

Motion Carried.

RESOLUTION 01-01-2016 – RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF JANUARY, 2016, INCLUDING SECTION 8 EXPENDITURES.

Commissioner Russell-Mann stated that she has reviewed the List of Bills with the Finance Committee and all questions were satisfied.

Commissioner Russell-Mann made a motion to accept and approve the List of Bills Resolution 01-01-2016 as presented in the amount of \$1,727,069.09, seconded by Chairman Covin.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Jennings, Rivera, Johnson, Mejer, Chairman Covin.

Opposed, None.

Absent, Commissioner Winnick.

Abstention, None.

Motion Carried.

Public Comment was call for on this Resolution and this Resolution only, with no response.

RESOLUTION 01-02-2016 – RESOLUTION AUTHORIZING THE VACATED TENANT BALANCE WRITE-OFF FOR FISCAL YEAR ENDING DECEMBER 31, 2015 (TAX CREDIT WRITE-OFF).

There was a discussion on the feasibility of collecting unpaid rents in small claims court among the Commissioners and the Executive Director. LBHA will actively seek the rents owed from former tenants.

Commissioner Mejer made a motion to accept and approve Resolution 01-02-2016 as discussed and presented, seconded by Chairman Covin.

Roll Call Vote Taken:

Ayes, Commissioners Russell-Mann, Jennings, Rivera, Johnson, Mejer, Chairman Covin.

Opposed, None.

Absent, Commissioner Winnick.

Abstention, None.

Motion Carried.

Public Comment was called for on this Resolution and this Resolution with no response.

At this time the Executive Director stated that the Ocean Chapter of Drifters, Inc. is asking that LBHA take an Ad Journal out for their Annual Event.

Chairman Covin made a motion to place a Full Page Ad in the amount of \$70.00 to the Ocean Chapter of Drifters, Inc., seconded by Commissioner Mejer.

All in Favor: All Ayes

Opposed: None

Abstention: One-Commissioner Russell-Mann.

COMMISSIONERS COMMENTS AND CONCERNS:

Commissioner Johnson thanked all the staff for all the hard work that they do.

Commissioner Russell-Mann stated that she went to the PHADA Conference and found it to be extremely informative.

Commissioner Mejer stated to all present to be safe in the snow storm and stay warm.

PUBLIC PARTICIPATION:

Chairman Covin made a motion to enter into Public Participation, seconded by Commissioner Jennings.

All in Favor: All Ayes

Opposed: None

Abstention: None

The Chairman announced that the meeting is open for Public Participation, anyone that would like to address the Board of Commissioners, please stand, state your name, and address and limit your matter to five minutes.

Frank Maldonado, Gregory School Resident – He was present to address a matter of \$250.00 veteran discount he was promised and never received. This was to be a deduction in his rent payments.

Mr. Garrett stated that there is no military discount of any kind. Mr. Garrett also stated that he investigated this matter with Congressman Pallone. This was something that the Gentlemen received by word of mouth with some other resident.

After a brief discussion with Mr. Maldonado, Commissioners, and Executive Director, Mr. Garrett stated that he would investigate the matter further.

Mr. Maldonado thanked the Board and Mr. Garrett and exited the meeting.

Commissioner Russell-Mann made a motion to close Public Participation, seconded by Commissioner Rivera.

All in Favor: All Ayes
Opposed: None
Abstention: None

EXECUTIVE SESSION:

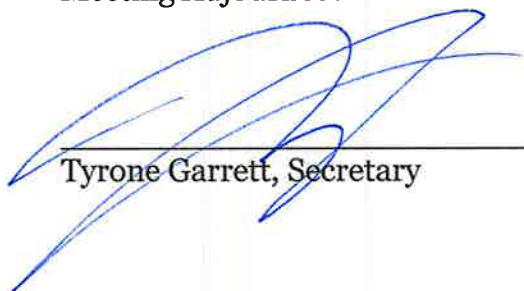
There are no matters for Executive Session.

ADJOURNMENT:

There being no further matters of discussion for this Board of Commissioners Meeting of January 19, 2016, Commissioner Russell-Mann made a motion to adjourn, seconded by Chairman Covin.

All in Favor: All Ayes
Opposed: None
Abstention: None

Meeting Adjourned.



Tyrone Garrett, Secretary

2/16/16.
Date

RESOLUTION #	02-01-2016
DATE	02-16, 2016
ITEM #	# 2

**APPROVAL OF THE LONG BRANCH HOUSING
AUTHORITY LIST OF BILLS**

WHEREAS, the Commissioners of the Housing Authority of the City of Long Branch convened in a Regular Meeting on February 16, 2016 and

WHEREAS, said Commissioners accept and approve payment of the bills for the month of February 2016 the amounts are as follows:

1.	Regular List of Bills	\$	144,399.18
2.	Payroll	\$	217,747.00
3.	Additional Matters	\$	-0-
4.	HMFA Bonds	\$	-0-
5.	Maestro	\$	11,247.31
6.	Hope VI	\$	-0-
7.	Wire Transfers	\$	-0-
8.	Housing Vouchers/F.S.S.	\$	775,198.00
9.	F.S.S. Escrow	\$	-0-
10.	Shore Point	\$	-0-

TOTAL FOR THE MONTH OF FEBRUARY, 2016 \$ 1,148,591.49

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Long Branch that they accept and approve the amounts stated above for the month of February, 2016 List of Bills.

ADOPTED:

SECRETARY

DATE

2/16/16


DONALD COVIN, CHAIRMAN


CARL JENNINGS, VICE-CHAIRMAN


MICHAEL WINNICK, COMMISSIONER


CARMEN RIVERA, COMMISSIONER


YVONNE RUSSELL-MANN COMMISSIONER


DORTHIA JOHNSON, COMMISSIONER


ANDRES MEJER, COMMISSIONER

RESOLUTION #	02-02-2016
DATE	02-16-2016
ITEM #	#3

**RESOLUTION AUTHORIZING THE LONG BRANCH HOUSING
AUTHORITY SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
FAIR MARKET RENTS 2016**

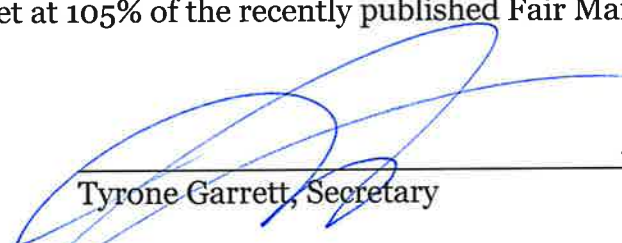
WHEREAS, in an effort to provide safe, decent, affordable housing, we are recommending that the Payment Standard amount to be set at 105% of the published, Fair Market Rents; and

WHEREAS, in the Housing Choice Voucher Program, the FMR is used to determine the “payment standard amount” used to calculate the maximum monthly subsidy for an assisted family (24 Code of Federal Regulations Section 982.503.) Generally, the FMR for an area is the amount that would be needed to pay the gross rent of privately owned, decent and safe rental housing. The payment standard had to be set at 105% because the rents in Monmouth County have significantly increase over the last two years, HCV participants have been experiencing difficulties with rentals because our payment standards are low; and

WHEREAS, the policy established by HUD published the FMR’s for each market area in the United States. The PHA must adopt a payment standard schedule that established voucher payment standard amounts for each FMR area in the PHA jurisdiction. Under the Housing Choice Voucher Program (24 CRF 982.503 (b) the PHA may establish the payment standard amount at any level between 90 percent and 100% of the published FMR (basic range) for all or any part of the FMR area; and


WHEREAS, the need for the rental market in this jurisdiction is extremely tight. Attached, please find the newly published Fair Market Rents for 2016. As you are aware, the rental prices in our area have increased significantly this last year and for this reason, we need to establish the payment standards for the Housing Choice Voucher Program at 105% over the FMR’s.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Long Branch Housing Authority accept the attached breakdown for the Payment Standards set at 105% of the recently published Fair Market Rents.




Tyrone Garrett, Secretary

2/16/16
Date



Donald Covin, Chairwoman



Carl Jennings, Vice-Chairman