

STATE OF NEW JERSEY
HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, MAY 15, 2013



(This is a condensed version of the taped minutes of the Special Meeting of the Hackensack Housing Authority commencing at 6:00 P.M.)

Chairman AnnMarie Saccaro called the meeting to order.

ROLL CALL

Present: Chairman Ann Marie Saccaro
Commissioner Anthony Stassi
Commissioner Gino Tessaro
Commissioner Pargellan McCall
Commissioner Al Casamenti

Also Present:

John Bellocchio, Acting Executive Director
William F. Snyder, Consultant
Anthony Feorenzo, Operations Manager
Victor Herlinsky, Esq., Attorney to the Board
Sgt. Sroka, Hackensack Police Department

Absent: Commissioner Michael D'Arminio
Commissioner Ralph Rivera

FLAG SALUTE

Chairman Saccaro requested all present to rise for the Pledge of Allegiance. A moment of silence was held in honor and support of our Armed Forces.

OPEN PUBLIC MEETINGS ACT

"Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of a Regular Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Center, and delivery of same to the Bergen Record & Star Ledger on November 26, 2012. This body wishes to advise you that, in accordance with N.J.S.A. 26:3D(1), et

seq. (Smoking in Public Buildings), smoking is prohibited while this body is in open or closed session.)

APPROVAL OF MINUTES OF APRIL 11, 2013

Motion to approve minutes of April 2013 made by Commissioner McCall; seconded by Commissioner Stassi. (There were no corrections or comments.)

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Rivera

RESOLUTIONS #2013-10 AND #2013-11

1. #2013-10 – DCA Resolution Regarding Appointments

Motion to approve made by Commissioner Casamenti; seconded by Commissioner Saccaro.

Mr. Snyder explained the Department of Community Affairs sent all housing authorities a letter asking the Board prepare certifications saying that Hackensack Housing Authority is in compliance in terms of all the Commissioners annual training requirements. Attached to the Resolution are the current terms of the Commissioners. Everyone here has completed or is within the 18-month time frame of completing the classes.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Rivera

2. #2013-11 – Approval of Consulting Contract

Motion to approve made by Commissioner Stassi; seconded by Commissioner McCall.

An RFP was issued for consulting services about a month ago. Mr. Snyder's firm submitted a bid. The maximum term of the contract for his services is two years, which is about to expire. Proposals were received. Only one proposal was received and was reviewed by the Accountant. The present contract expires in July or August.

Commissioner McCall asked if it would be for another two years. Mr. Snyder said yes.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Rivera

CORRESPONDENCE – nothing at this time

PAYMENT OF CLAIMS FOR MAY 2013

Motion to pay claims made by Commissioner Tessaro; seconded by Commissioner Casamenti.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Rivera

MANAGEMENT REPORT & UNFINISHED BUSINESS

Mr. Snyder explained under Correspondence 7.4 – RAD Case Studies – HUD has come up with a new program called "The Rental Assistance Demonstration Program". Mr. Snyder is considering this for Hackensack. He's looking at some of the Financial Validation Forms that are posted by HUD on the internet. He might be coming back to the Commissioners with a recommendation that Hackensack Housing Authority participate in this program. The demonstration was for about 65,000 units advertised and so far only about 15,000 units that have applied and been approved for the conversion. Currently Hackensack's funding is under the Public Housing Program, which is the oldest housing program that HUD has – from 1937.

This program allows you to convert the Public Housing Program into Project Base Section 8, a voucher program. In doing that, what will essentially happen is the tenants will stay the same amount of money, it doesn't affect the tenants at all. They're going to pay 30 percent of their adjusted annual income towards their rent and the balance, which is a subsidy, comes directly from HUD and it makes up a rent that HUD gives Hackensack on a monthly basis. It is very similar to the Rent Subsidy Program, which Bergen County has, and other housing authorities have. Hackensack does not have that here.

The benefit that Mr. Snyder sees, if he goes ahead and makes the recommendation, is that HUD has been prorating the subsidy that they give Hackensack. This year all housing authorities are getting approximately 82 percent. If your subsidy ability is \$1 million, they are only giving you \$820,000. You have to find out how to make up that money. That factor has been going up and down since President Reagan. Sometimes it's 98 percent, 92 percent. With the conversion to this program, and what they're doing is figuring how much subsidy Hackensack is getting from HUD, how much the tenants are paying the Authority and how much the Authority gets from the Capital Fund Program. Adding those three together, and that's the rent you should be getting for your apartments, per unit/per month. The Authority would no longer be subject to the proration factor, because the rent would be guaranteed just like a private owner. Hackensack Housing doesn't know how much money we'll be getting in the future. Mr. Snyder will get back to the Board with a recommendation. The conversation process takes a minimum of a year, and after that it allows the Authority to actually finance a certain amount of money to be used to rehabilitate the buildings. Mr. Snyder estimates in a hundred unit complex, that you do about \$5 million in rehab work, possibly starting with projects in elderly units, where there are

two asset management projects: AMP 1 and AMP 2. AMP 1 is all family units. AMP 2 is all elderly units. The conversion process would start there and would allow the Authority over a 20-year period to put away money and make any repairs that the Authority forecasts to be made and then up front, put a lot of money into the buildings and do a lot of major repairs and that would be things the Authority currently doesn't have money for...kitchens or bathrooms, things that didn't get done. Mr. Snyder thinks HUD is getting out of the public housing business.

Commissioner McCall asked what kind of an impact this would have on the pocketbooks of the tenants. It sounds like it would benefit the Authority in terms of the amount coming in for rents. Mr. Snyder answered the impact on the tenants would be nothing. Part of the conversion is that the Authority has to ensure that the tenants will be paying the same thing they're paying now.

One of the requirements is that Mr. Snyder would have to meet with all of the tenants and prepare a presentation to explain exactly what they're proposing to do, what the impact is, and if there would be any relocation having to do with repairing the buildings. If there is anything the Authority doesn't like during the year of conversion, it can be abandoned. Commissioner McCall asked if we'd still be under the aegis of HUD. Mr. Snyder said yes, but not as rigorous and the REAC inspections would not apply, with much less regulatory oversight.

Sonia from Boys & Girls Club informed Mr. Snyder she would have a full report ready at the next regularly scheduled meeting in June.

Mr. Snyder said AT&T has again approached the Authority requesting to put an antenna on 65 First Street. Mr. Snyder went to HUD for their approval last time and HUD gave Mr. Snyder a 56-page list of things they wanted in the contract. He will try again with HUD and hope it's more reasonable. Many others have been approved by HUD. The Authority has advertised RFPs, as specified by HUD, but Mr. Snyder doesn't think anyone else will respond. Mr. Snyder knows that Summit, NJ is receiving the maximum amount and that is what Mr. Snyder requested from AT&T with an escalation clause. It could be \$36,000 a year.

HACKENSACK POLICE DEPARTMENTS

(The Commissioners had a report from Sgt. Sroka.) Sgt. Sroka said not all the activities are on Authority property. His report has items throughout the entire city during the course of work. A lot of the parking is on property. There are only two officers on Authority staffing, instead of four, Sgt. Sroka and Officer Zisa. They are working eight hour shifts, 11 AM to 7 PM for one policeman and 5 PM to 1 AM for the other. It is basically the same amount of hours, just spread out differently.

INFORMATIONAL

Chairman Saccaro said the Boys & Girls Club is having a pancake breakfast in this building on Sunday, June 9th and it is \$5.00, hours are 9 AM to noon.

Mr. Snyder added a new employee was hired, Anthony Feorenzo. Mr. Feorenzo is here this evening and most of the Commissioners have met him. He started work last Monday. He is in training and his title is Operations Manager. Mr. Feorenzo is working with Staff and going around with contractors learning the ropes. Chairman Saccaro welcomed Mr. Feorenzo.

REMARKS OF CITIZENS

JOHN CARTER asked how come it is impossible to get a parking spot out front when the bus comes in. People have to park in the back. Mr. Bellocchio explained that the parking lot is busy during the first of the month when people come to pay their rents.

ADJOURNMENT

Motion to adjourn made by Commissioner Casamenti; seconded by Commissioner Tessaro. Meeting adjourned at 6:20 P.M.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Rivera

Respectfully submitted,

Deborah L. Alvarez, Transcriber