

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY
BOARD OF COMMISSIONERS MEETING – JANUARY 14, 2015

- PRESENT:** Chairman Raj Mukherji
 Vice-Chairwoman Aneesah Abdullah
 Commissioner Freddie Kitchens
 Commissioner Thomas Kukla
 Commissioner Reginald Jones
- COUNSEL:** Rogut, McCarthy, LLC, General Counsel
 (Diane Dabulas, Esq.)
- STAFF:** Patricia Madison, Acting Executive Director/Secretary
 Arlyn Agustin, Comptroller
 Joan Pollock, Director: Development and Design
 Eilleen Ingram-Willis, In-House Counsel
 Victoria Guingon, Human Resources Coordinator
 Kenneth Pinnock, Purchasing Agent
 Patricia Ramirez, Director: Rental Assistance Programs
 Carol Tyler, Asset Manager, Hudson & Holland Gardens
 Veronica Vargas, Senior Program Analyst
 Several HASU and ISWA Members
 Candice Johnson, Principal Clerk, HRIS (minute-taker)

MINUTES:

Chairman Mukherji called the meeting to order at 6:08 p.m. and asked for a Roll Call. Ms. Madison made the Roll Call; Commissioners Jones, Kitchens, Kukla, Vice-Chairwoman Abdullah and Chairman Mukherji were present.

Pledge of Allegiance

Ms. Madison opened the meeting by stating that in accordance with the requirements of the Open Public Meetings Law that this Meeting was advertised in two local newspapers, the Jersey Journal and the Hudson Reporter, and on the JCHA Website, and that the City Clerk's Office was notified. She stated for the record that the minutes of this regular meeting reflect that adequate notice of this meeting has been announced as is required by the Open Public Meetings Act.

PUBLIC SPEAKERS/RESIDENTS:

The first speaker was Veronica Vargas, HASU President. She addressed the Board of Commissioners, and asked them to consider and approve the Resolution approving amendments to the Collective Bargaining Agreement between the Jersey City Housing Authority and Housing Authority Supervisors' Union for the three year period of April 1, 2014 through March 31, 2017.

Next, Ms. Coleman spoke to the board members about not wanting the flat rents increase, and need to change the \$200 non-refundable fee in the pet policy, and the excess utilities charges. She said "there are a lot of discrepancies in the ACOP, and nothing has changed."

Vice-Chair Abdullah asked for clarification of the discrepancies in the ACOP or recommendations.

Ms. Madison explained, "The ACOP online is a draft ACOP. The Board has not voted on the recommendations given to you by the Administration yet so what you're seeing online is what's there until the Board has determined what changes or revisions that you might want. The ACOP itself isn't effective until April 1, 2015". She further explained that she is in the process of re-writing so that it would be easier to understand and she'll be getting a copy out to the residents as soon as it's written.

Chairman Mukherji said he admonished everybody about the participation issue, and reiterated that the process was started even earlier this year. He asked if Ms. Madison had received anything else since they received the last draft of recommendations.

Ms. Madison responded that she sent the commissioners the revised draft comments and didn't receive any feedback so she figured it would be discussed when the Resolution comes up.

Vice-Chair Abdullah began discussion about flat rent and read HUD notice PIH 2014-12. She asked if that information was given to the residents.

Ms. Madison stated she handed out that regulation at some of the RAB meetings, and it was discussed in details. She said she had a copy with her tonight.

Vice-Chair asked, "What date did you do that Ms. Madison?"

Ms. Madison said, "We discussed it at the first RAB Meeting, which was September 11th, and discussed it again on October 5th at Berry Gardens." She said she gave the HUD regulations, how it would impact the flat rent payers here in the Housing Authority, and her recommendations which are a "compromise between the HUD Regulation and lessen the impact on our residents." She added that HUD may not accept her recommendations.

Vice-Chair Abdullah began a discussion about the percentage of the increase for the residents.

Chairman Mukherji said, "We can have this discussion but when this item is open."

Ms. Stewart came forward with her concerns about passing the ACOP *with* their recommendations, the lack of maintenance staff to clean up vacancies and the lack of office staff. "You are charging all of this money and keep saying that this is the market price you want, but I'm living in a market price area. I don't have enough men to clean the building as I come out of my apartment. So why raise that money (rent)? We need men to upkeep the site and the apartments and we need staff to keep the paperwork clean." She discussed the conditions at Booker T. as old and damaged. "You're trying to repair it, and it's not working, and you shouldn't even talk about raising the rent. You might as well leave it down where it used to be, back low, until you fix it." She continued to discuss apartment conditions, stating lead and mold problems.

Vice-Chair Abdullah asked, "Can you relate that to a certain portion in the ACOP Ms. Robin?"

Ms. Robin replied, "I've been to all those meetings. I'm waiting to hear if y'all pass it (the ACOP)". She said she doesn't want them to pass it, especially the rent increase. "The area is horrible, the apartments are so messed up that you got to reinvent those buildings."

Commissioner Jones began discussion about the office staffing at Booker T. He noticed that one of the interns is missing from there.

Ms. Madison said, "I actually don't feel comfortable with discussing staffing in an open forum. We can talk about that in closed caucus."

(Different conversations took place around the room)

Ms. Jones came forward. She talked about a HUD regulation which states the TAB is supposed to know when staff transfers. "It's supposed to be a partnership (between Housing and the Tenant Council)." She requested a copy of the budget for Booker T. Washington Apts.. And she spoke about the transfer of the intern that was at the site.

Chairman Mukherji stated, "We can get her a copy of the site's budget."

Ms. Jones said this is not the first time she's asked for the budget and "it's like a game we're playing."

Ms. Stewart stated, "It's like you want us to fail. Every time you turn around, you're taking something else from Booker T."

Ms. Jones began discussion about family splits and why that can't happen.

Vice-Chair Abdullah asked, "When did the split start?" She asked for a date and time when changes started regarding apartment splits.

Ms. Madison responded, "There are times when Housing permits households to split and it's usually when it's for the benefit of the Housing Authority." She provided further explanation and said, "If that's something the Board wants to consider, it should be considered tonight when we go to that Resolution."

Ms. Jones responded, "It should be considered because we have all these vacancies in Booker T. It would be more income coming into our site."

Ms. Madison explained that the family household splits were stopped years ago because Housing was not taking people off of the waiting list; and HUD requires Housing to take a certain percentage of people off of the and the waiting lists are closed now because the waiting lists are so long.

Vice-Chair Abdullah stated, "HUD probably did that because when you have come in, they are bringing more money, and so the split people won't be bringing in the money that the new people would be bringing in. That's understandable but in the meantime it's unfair to the people that's been there for 10, 20, 30 years, like my family. It's unfair."

Ms. Jones said that outside people claim they don't want the apartment.

Ms. Madison explained that there are other waiting lists like the intra-site waiting lists; we have transfer lists.

Ms. Abdullah asked, "What is intra-site?"

there are people on the medical transfer lists, we have people on the over occupied or under occupied lists, we have people on administrative transfer lists.

Ms. Madison replied, "From within the site or from site to site." She continued that there are people on the emergency transfer waiting lists for all the sites,

Vice-Chair Abdullah asked, "Can I have all those lists tomorrow?"

Ms. Madison said, "Yes."

Ms. Jones stated they ask those questions but no one is coming in from those lists, "so you just leave those apartments there so they can go bad?"

Ms. Stewart explained that her daughter is so backed up so many years because of relocations at four sites, Curries Woods, Duncan, Lafayette and Montgomery. Her daughter has been waiting eight years for an apartment but she can't get in because of those lists and all the relocations. She said, "It's not fair."

Ms. Jones said if people from the outside don't want to come into the site, "give someone a split so we can get some money from that."

Ms. Madison explained the process of sending letters to the people on the waiting list and following fair housing laws, and the apartments have to be renovated.

Ms. Jones asked, "How long does it take to supplies for the site, like the water faucet?"

Ms. Madison explained, "We have contracts for toilets and electrical things and when the sites put in the order they have a monthly list, they submit that through our software systems, I take look at it and process it and it goes on to a couple of departments for approval and then it gets to the purchasing department". She explained that if it's a special item, we have to get bids and go through that process to get a contract or purchase order to get that product."

She gave example of issues that may happen, like backorder on calcium chloride and the process

Ms. Jones addressed the board and asked if they could their cards because the residents need to get in touch with them and see them more often. She specifically addressed Commissioner Kukla and Kitchens.

Ms. Wise was the next speaker to take the floor. She said, "Good evening everyone and Happy New Year." She asked the board to set aside the vote for tonight so another RAB Meeting can be held. She spoke about not wanting the flat rent increases and how it would "hurt a lot of people".

She said there are no amenities and spoke to the overcrowding at Booker T. and families need to be split. She stated, "Without the residents, there would be no Housing Authority and no Commissioners' Board". She further argued against the rent increase.

Vice-Chair Abdullah read some excerpts from the draft ACOP recommendations chart. She pointed out discrepancy with percentages of increase and said the percentage could be lowered. She read chapter 7 from NJ Association of Public Subsidized Housing for Residents Inc. 2011.

Ms. Madison asked if it relates to the Resolution.

Vice-Chair Abdullah said we can discuss this in front of the residents and continued reading. Are we in compliance with local and state housing rent control laws?"

Ms. Madison replied, "The flat rate HUD law states that they must be 80% of flat market rent." She gave further explanation of her proposal to have the increase over a five year period instead of three years mandated by HUD. "The Housing Authority doesn't want to do this. This is a HUD regulation that we are required to do." She went over research by Counsel regarding the flat rents and made a comparison to Newark Housing Authority.

Ms. Wise continued her argument against the rent increase, specifically talking about the hardship to seniors.

More discussion took place.

Ms. Wise said the Commissioners rule and they make the vote.

Chairman Mukherji stated, "We have to comply with federal law. We do not have that authority."

Ms. Wise asked, "What happened to the computers that are located in Curries Woods? They took all the computers out of there and the RAB was not notified."

Vice-Chairwoman Abdullah asked, "What computers?"

Ms. Wise answered, "In the computer room."

Ms. Madison explained that all of the computers in the former computer lab in the CRC "are obsolete and most of them don't work so we brought them back here to test them."

Chairman Mukherji added, "We're working on trying to get the computer lab back up. We have to try to get the hardware donated."

Vice-Chairwoman Abdullah asked, "You couldn't get anyone to do that on the site. You had to take them out to do that?"

Ms. Madison replied, "Yes, it was easier for our staff to bring them here and work on them."

More discussion took place.

Ms. Wise expressed that the resident councils feel disrespected because they are never informed about things. There's no partnership with the Housing Authority."

Ms Roberson came forward. She stated, "In Newark most of those are townhouses and we are not townhouses, we are apartment buildings. So to go up on our rent is something different. Townhouses are actually paying PSE&G. We are not but we are being charged for it."

Ms. Madison explained again that it is a HUD regulation that came out in May 2014.

Ms. Stewart said she never got the answer to why they have to pay that type of rent for that area. "No one ever told me that this was HUD." She suggested to the resident leaders that they get on a bus and go to HUD.

More discussion took place about the HUD regulation.

Chairman Mukherji explained, "It's not good for the Housing Authority either because when the rent is comparative to flat market rent and is competitive, you run the risk of losing flat rent tenants. It's not good for our budget either. It's mandatory by HUD. It's not a discretionary regulation."

Ms. Stewart said, "I know what's not HUD. The appliance charges that Housing started giving us, that is not HUD."

Vice-Chairwoman Abdullah asked, "Is that part of the resident recommendations?"

Several residents answered, "Yes."

Chairman Mukherji asked if there were any other public speakers.

Ms. Tanya Mollette was the next speaker. She introduced herself and began by explaining to the Board that she had moved out of Marion Gardens (17 Dales Avenue, Apt. 222) on August 5, 2014 after putting in numerous requests for a transfer. She alleges there had been people having sex in front of her building and apartment door. There was drug paraphernalia outside of her apartment, and her son had been threatened coming from school there. As a result, her son signed himself into the Air Force when he turned 18 "because he couldn't do it anymore". (Ms. Mollette became very emotional.) She also stated she's currently staying in a room in someone's home.

Vice-Chairwoman Abdullah asked Ms. Mollette to clarify whether she left Housing on her own, or if she was put out.

Ms. Mollette stated she was not put out and was always timely with her rent. She said, "I was forced to leave because of those things that were happening, and I was scared. I put in (request for) transfers after transfers and it was never approved and never addressed or anything, so I had to do what was best for my children."

She stated she called the Section 8 office last Friday, January 9th and spoke with Kellie Dobson and got an appointment to come in January 12th. She came in with her documents as instructed.

Vice-Chairwoman Abdullah asked how long she's been on the Section 8 list.

Ms. Mollette answered, "I was on the Section 8 list for 13 years." She continued to say she came in on the 12th with her documents (driver license and verification from unemployment) as she was asked to do. She later got a call saying that when the background check was done, her address did not come up as Jersey City. She explained to them that her mailing address is East Orange because her mother lives there. Because she's renting a room, she doesn't have a mailbox key to get her mail but her i.d. still has 17 Dales Avenue on it.

She further explained that she was instructed to change everything to reflect her Jersey City residence and she did that although her driver license doesn't expire until 2017. Ms. Dobson told her a supervisor (Rosa Kohler) was going to call her."

Ms. Madison began to explain that there is an appeal process.

Vice-Chairwoman Abdullah was upset by the mention of an appeal before the resident had finished speaking, and expressed that she felt the resident was being treated disrespectfully.

Chairman Mukherji stated, "She (Ms. Madison) is just advising her that she has a privacy right."

Vice-Chair Abdullah stated that the resident obviously didn't want one if she's hear discussing the matter in front of everyone.

Ms. Mollette said she provided every document to prove that she's a Jersey City resident, besides "slashing my wrists".

Vice-Chairwoman Abdullah asked if she had a chance to talk to Ms. Kohler, "because she's a nice lady to talk to."

Ms. Mollette replied, "I did not because when I spoke with the young lady, Ms. Dobson, she said she wasn't in. Yesterday she was at jury duty. Today she wasn't in. So everybody's telling me I can't talk to her. I would have to write a letter and submit it and fourteen days thereafter she would talk to me. I don't want to miss my opportunity for a voucher where I can get an apartment and have my children with me."

Vice-Chairwoman Abdullah clarified again that Ms. Mollette had all the right documents and the she's always lived in Jersey City, and said "And in other words, she's leading you on. Is that what you're saying?"

Ms. Madison asked if she had a copy of all those documents with her.

Ms. Mollette said, "Yes".

Vice-Chairwoman Abdullah asked Ms. Madison to make copies before Ms. Mollette leaves.

Counsel advised Vice-Chairwoman that did not have the floor.

Vice-Chairwoman Abdullah explained that she did not have to have the floor and made some angry remarks.

Chairman Mukherji spoke with Ms. Mollette for a few seconds privately.

Vice-Chairwoman Abdullah commented that "we need some changes in this place. It's ridiculous." Clearly upset, she made additional remarks and left the room.

Chairman Mukherji asked if there were any other speakers. There being none, meeting moved on to the presentation.

PRESENTATION:

Chairman Mukherji presented Joan Pollock, Director of Development & Design with a Plaque of Appreciation in recognition of twenty years of service to the Jersey City Housing Authority. He spoke fondly of Ms. Pollock's (Joan) achievements, read the plaque aloud and congratulated her.

Ms. Pollock thanked him for the recognition. And gave a special thanks to the residents "who have taught me more than I have learned anywhere in the world." She about how she learned a lot about live from the residents.

Ms. Madison gave a few words of acknowledgement. "Your dedication is untouchable." She acknowledged Ms. Pollock's extra efforts for the residents and her knowledge of the HUD regulations and for getting the work done. She

Ms. Jones asked, "What's going to happen with us Patricia?"

Ms. Madison replied, "I'm going to carry on the work that Joan started. I'll see it through."

AGENDA:

She then asked for motion to move into closed caucus to discuss union matters (Agenda Item #6). A motion was made by Vice-Chairwoman Abdullah and seconded by Commissioner Kitchens; On Roll Call Vote, Commissioners Kitchens, Kukla, Jones, and Vice-Chairwoman Abdullah voted "Aye". Chairman Mukherji has temporary left the meeting to move his vehicle which was blocking something in the parking lot.

Ms. Madison announced they were going into closed caucus and would come back to the public portion of the meeting.

(Board of Commissioners went into closed caucus to discuss Agenda Item #6)

Upon their return, Chairman Mukherji said he had gotten several questions from the audience about the Executive Director Selection process and "I will tell you that the Board has come up with a selected recommendation but we're not announcing it at this time. If anybody else announces it, that's their prerogative. Because we as a Board would still have to negotiate a contract and discuss terms with the candidate and have the contract ratified by the Department of Community Affairs, I'm choosing not to make that announcement at this time, here."

Vice-Chairwoman Abdullah said, "In other words, we don't have any control over the Mayor's office or the Jersey Journal but you will not hear it from these five Board Members who the E.D. is or when they're going to start or what kind of contract they're going to have. That's not our business to put out. If the Mayor puts it out, that's on the Mayor."

Chairman Mukherji then asked for a motion to move Agenda Item #6 to the front of the meeting. He read this Agenda Item #6, Resolution approving amendments to the collective Bargaining Agreement between the Jersey City Housing Authority and Housing Authority Supervisors' Union for the three year period of April 1, 2014 through March 31, 2017.

A motion was made by Commissioner Kitchens and seconded by Vice-Chairwoman Abdullah to move this item to the beginning of the Agenda. On Roll Call Vote, Commissioners Kitchens, Kukla, Jones, Vice-Chairwoman Abdullah and Chairman Mukherji voted "Aye".

Chairman Mukherji then asked for a motion on Agenda Item #6 and he read this Agenda Item #6 aloud, Resolution approving amendments to the collective Bargaining Agreement between the Jersey City Housing Authority and Housing Authority Supervisors' Union for the three year period of April 1, 2014 through March 31, 2017.

A motion was made by Commissioner Kitchens and seconded by Vice-Chairwoman Abdullah to accept this Resolution as submitted.

Chairman Mukherji said, "The item is open for discussion. I will incorporate by reference the comments made during the public comment period by Ronnie on behalf of HASU and will just share my opinion that we're very appreciative to all our employees, for all of the hard work that you do. We know you're underpaid. We know you're overworked. We know that we have limited resources and nobody understands that better than you all and we as volunteer board members when we hear complaints from our tenants because we know that we can't give them what they deserve in terms of a quality, safe, affordable decent housing because of the limited resources in the state of public housing throughout the

country, it hurts us. We have to constantly strive to do more with less and the only reason we're able to do that is because of our staff. So we appreciate all of our staff." He continued to thank the union representatives in both HASU and ISWA and acknowledged the sacrifices. He elaborated on how the JCHA was able to avoid a layoff because of the "shared sacrifice." He said he would be voting in favor of the contract and voting proudly because he's proud of "what you guys do for our Agency." The Chairman then stated, "The floor is open."

There being no questions, or comments, On Roll Call Vote, Commissioners Kitchens, Kukla, Jones, Vice-Chairwoman Abdullah and Chairman Mukherji voted "Aye".

HASU members thanked the board and many of them left the meeting at this point.

ITEM #2: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING AND CLOSED CAUCUS HELD ON DECEMBER 10, 2014

ACTION: APPROVED

Chairman Mukherji read aloud this Resolution authorizing the acceptance of the minutes of the Board of Commissioner regular meeting and closed caucus held on December 10, 2014.

A motion was made by Vice-Chairwoman Abdullah Commissioner and seconded by Commissioner Kitchens to approve this resolution as submitted.

Chairman Mukherji said, "The item is open for discussion."

There being no questions, or comments, Chairman Mukherji said, "We'll close it by unanimous consent". On Roll Call Vote, Commissioners Jones, Kitchens, Kukla, Vice-Chairwoman Abdullah and Chairman Mukherji voted "Aye".

Chairman Mukherji asked for a motion to move items #3, #4, #7, #8 and #9 onto a consent agenda. A motion was made by Vice-Chairwoman Abdullah and seconded by Commissioner Kukla to move Agenda Items #3, #4, #7, #8 and #9 onto a consent agenda. He read the agenda items onto the record.

- ITEM #3:** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR JANUARY 14, 2015
- ITEM #4:** RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS REVIEW OF THE FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2014
- ITEM #7:** RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO UNIVAR USA FOR THE FURNISHING AND DELIVERY OF EXTERMINATING SUPPLIES FOR ALL JCHA DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR,
- ITEM #8:** RESOLUTION AUTHORIZING THE APPOINTMENT OF JCHA'S FUND COMMISSIONER TO THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR FUND YEAR 2015
- ITEM #9:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO EXCELSIOR PLUMBING CO., INC. FOR EMERGENCY REPAIRS AT BERRY GARDENS

There being no questions, comments, or discussion Ms. Madison took the roll. On Roll Call Vote, Commissioners Jones, Kitchens, Kukla, Vice-Chairwoman Abdullah and Chairman Mukherji voted "Aye".

Chairman Mukherji asked for a motion on the consent agenda. A motion was made by Commissioner Kitchens and seconded by Vice-Chairwoman Abdullah to approve consent agenda Items #3, #4, #7, #8 and #9.

APPROVAL OF CONSENT AGENDA: ITEMS #3, #4, #7, #8 AND #9

ACTION: APPROVED

Chairman Mukherji stated, "The consent agenda is open for discussion. Any questions, comments on any items on this consent agenda?"

Vice-Chairwoman Abdullah asked Ms. Madison to explain item #9.

Ms. Madison gave explanation of Agenda Item #9. She explained there is an extremely large hot water tank at Berry Gardens that was worn and in danger of bursting and needed emergency repairs to make sure the seniors continued to have hot water.

Vice-Chairwoman Abdullah asked, "Is it a new one, or is it repaired?"

Ms. Madison answered it was repaired.

Vice-Chairwoman Abdullah asked, "Was the cost extremely high?"

Ms. Madison replied, "We don't believe so. We did get a couple of estimates from some firms. That was the lowest estimate. It also involves the hot water heater and the heat exchangers as well. Price includes all three things."

Chairman Mukherji asked, "Any additional questions on anything on the consent agenda?"

Commissioner Jones asked Ms. Madison to explain Resolution #8.

Ms. Madison explained such Resolution. She gave synopsis of the function of the New Jersey Public Housing Authority Joint Insurance Fund and explained that it's a requirement that the JCHA has to have a Fund Commissioner on the Board. Last year she was the alternate for Maria Maio.

After a brief discussion, Commissioner Jones asked he could join her as part of JIF. It was decided that Commissioner Jones would be the JCHA's alternate Fund Commissioner and there would be a Resolution in February.

Chairman Mukherji asked if there were any more questions on the consent agenda.

Commissioner Jones had some questions about the Accounts Payable list. He noticed when viewing the disk, there were resident council members and sites managers receiving checks in their names and personal addresses. He asked, "Exactly, why is that?"

Ms. Madison asked him for the check number so she could look into it.

Commissioner Jones reviewed the accounts payable list for the check number.

Vice-Chairwoman Abdullah asked, "What was the amount Commissioner Jones?"

Ms. Madison asked, "Are you questioning check No. 1391?"

Commissioner Jones answered, "Yes."

Ms. Madison said she didn't have the backup documents with her but the information was on the accounts payable disk they received.

Ms. Agustin explained the back-up might be on the second page, but each check has to have the address on it.

Commissioner Jones asked, "But why not put the site's address on it?"

Ms. Agustin explained that the person receiving it put's in their address and the check has to have their personal address on it. There was a previous issue with cashing checks without the address at Capital One Bank and they had to change it.

Commissioner Jones asked if they would have to file that on their income tax.

Ms. Agustin explained, "It depends on what they're receiving."

Ms. Madison explained, "The managers receive snow funds by way of check in their names, almost like a petty cash at each site. There are forms that residents have to fill out at the sites and return to the accounting department at the end of every season along with any unused moneys." She gave further explanation.

Vice-Chairwoman Abdullah confirmed with Ms. Madison that the \$750 snow removal amount is for the entire year, and each site gets the back-up snow removal money.

Commissioner Jones asked again if the manager would have to file (claim) that (money) on their taxes.

Ms. Madison said, "No, because it's written out to them so they can cash the check so they can have the funds, like petty cash. Every dollar is accounted for."

Commissioner Jones inquired about the back-up documents for check #1438. He said, "None of that stuff is on the disk."

Chairman Mukherji said that in the past one of the resident council members attempted to cash a check and had a issue. Can we be responsive to that?"

Ms. Madison explained, "We were having a problem with Capital One not having it in someone's name and so it really is a bank matter so that's why we started to put it in someone's name."

Chairman Mukherji stated, "We can work with the tenant leaders on that as we need to. He asked, "Any other questions on the consent agenda?"

Vice-Chairwoman Abdullah asked Ms. Madison to e-mail all of the commissioners the information Commissioner Jones inquired about.

There being no questions, or comments, Chairman Mukherji said we'll close it by unanimous consent, On Roll Call Vote, Kitchens, Kukla, and Chairman Mukherji voted "Aye". Commissioners Jones and Vice-Chairwoman Abdullah voted, "Nay".

ITEM #5: RESOLUTION AUTHORIZING THE APPROVAL OF THE JCHA'S FIVE YEAR STRATEGIC AND ANNUAL OPERATING AGENCY PLAN FOR PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS, PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1988.

ACTION: APPROVED

Chairman Mukherji read this resolution aloud and asked for a motion. A motion was made by Commissioner Kitchens and seconded by Commissioner Kukla.

Chairman Mukherji stated, "Item is open for discussion."

Vice-Chairwoman Abdullah asked Ms. Madison to thoroughly explain this Resolution and then read a portion of the charge regarding RAB recommendations and that it should be given to the board and residents. She said, "I don't think that it was. And if HUD is saying this, where is the documentation saying that HUD is saying that?"

Vice-Chairwoman Abdullah pointed out section on chart.

Ms. Madison explained that there are documents that she did hand out at the RAB meeting regarding the role of the RAB members.

She elaborated further and explained that HUD does not require that the Housing Authority institute those recommendations made by the RAB members. She explained further that there are mandatory requirements not open for discussion such as no sex offender can live in public housing. "We have to comply with certain things."

Ms. Madison read an e-mail from HUD reminding her that the Five Year annual plan is mandatory and required and must be submitted and she explained the consequences of not submitting the plan. Plan must be submitted tomorrow or no later than Friday.

Vice-Chairwoman Abdullah asked Ms. Madison to get copy of that correspondence to the Commissioners. She also spoke about the issue of excessive utility charges for residents and asked who is paying for the utility bill for the office. She said it's not fair that the residents are paying the electricity bill while we're having a meeting or while the office is open.

Further discussion took place.

Ms. Agustin explained that the part of the bill is paid by the operating subsidy received from HUD.

Vice-Chairwoman Abdullah asked for a copy of that.

Ms. Agustin said it's on the PSE&G check.

At this point, Ms. Madison provided Commissioners Jones with the information you requested about check #1438 which was for a security deposit return.

Ms. Madison agreed to provide him with information for all of the checks in the bottom of the accounts payable list. She apologized.

Vice-Chairwoman Abdullah began discussion on apartment inspections and if every apartment is inspected at least once a year. She asked if we were only allowed to enter apartments for emergencies.

Ms. Madison explained that we could enter for an emergency without notice, we could inspect more than once a year.

At this point, Chairman Mukherji asked Patricia to help with a question based on Asset Management. A tenant says that as of 2011 the Housing Authority was supposed to relocate and wants to know why the utilities are still being paid out of the residents' money.

Ms. Mosby stated, "As of 2011, the Housing Authority was supposed to be relocated at the sites. Why are they still in this building? This building was supposed to be shut down."

Ms. Madison explained that the electricity being used in this building and the building next door where Skilled Trades used to reside is being paid for by the operating subsidy received from HUD. She said the residents at Marion Gardens get a utility allowance. "They pay their own utilities."

Chairman Mukherji discussed the displeasure of the flat rent increase and what the housing authority want to do to phase it in over five years.

A lengthy discussion took place about flat rent increases and other ACOP matters.

A discussion took place about the resident participations funds and Ms. Madison was asked to provide the Board of Commissioners with numbers and other information.

Vice-Chairman Abdullah raised questions about the residents using the Community Hall for free, and other uses and costs to rent the Community Halls.

Vice-Chairman Abdullah also began discussion about the non-smoking policy in the ACOP and stated, "Take it out. They don't want that in."

Chairman Mukherji stated that this argument was debated. A survey out twice to every site and it was decided that the residents wanted the non-smoking policy.

The residents in the audience disagreed. It was decided that it the JCHA would re-survey.

Vice-Chairwoman Abdullah discussed resident concerns about One-Strike Policy.

Ms. Madison explained that in the year 2013 only two people (residents) were convicted, and in 2014, there were only four convictions.

Chairman Mukherji explained, "We took out certain offenses that were misdemeanors", and he examples of how the JCHA had made changes to this policy in the past.

Chairwoman Abdullah spoke about the unfavorable conditions at the sites, and stated the residents need better appliances.

Ms. Madison explained the process of resolving issues regarding faulty appliances with vendors. A discussion took place about the resident recommendation on the draft recommendation chart regarding the refrigerator replacement policy.

After further discussion and before roll call, Chairman Mukherji asked Counsel if he should take a motion "as amended". Counsel advised that it would be "a motion adopting, with the changes".

The Chairman continued, "We'll close the discussion by unanimous consent." (Counsel gave some directives on the carrying out the motion for this Resolution). On Roll Call Vote, Commissioners Jones, Kitchens, Kukla, Vice-Chairwoman Abdullah and Chairman Mukherji voted "Aye".

At this point, Ms. Madison reviewed the Matters of Information with the Board.

A discussion took place about residents possibly attending the NAHRO Conference, and the fees were discussed. Chairman Mukherji asked Ms. Madison and the Vice-Chair to follow up on this matter.

ITEM #1: RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY

ACTION: APPROVED

A motion was made by Commissioner Kitchens and seconded by Vice-Chairwoman Abdullah to approve this resolution as submitted.

There being no questions, comments, or discussion Ms. Madison took the roll. On Roll Call Vote, Commissioners Jones, Kitchens, Kukla, Vice-Chairwoman Abdullah and Chairman Mukherji voted "Aye".

Chairman Mukherji concluded, "We will not be returning to conduct business in the public portion of this meeting, and we will see everyone in the near future".

The meeting ended at approx. 9:30pm.
