

HOUSING AUTHORITY OF BERGEN COUNTY
One Bergen County Plaza, Hackensack, New Jersey

MINUTES OF ZOOM VIRTUAL MEETING OF SEPTEMBER 23, 2021

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF SEPTEMBER 23, 2021 – A ZOOM VIRUTAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT:

Chairman Daniel Ortega
Commissioner Peter Caminiti, Sr.
Commissioner Joanne English-Rollieson
Commissioner Junior Hernandez
Commissioner Harvey Sohmer
Commissioner Junior Hernandez

Lynn Bartlett, Executive Director
Terrence Corrison, General Counsel
Al Restaino, Finance Director
Shahin Rahvar, Housing Programs Dir.
John Biale, Director of Development
Julia Orland, HHH Director

ABSENT:

Commissioner Angelo D'Arminio, Jr.
Commissioner Danielle Peterson

CALL TO ORDER

The meeting was called to order at 5:31pm. Executive Director, Lynn Bartlett read the following statement:

Consistent with the Byron M. Baer Open Public Meetings Act: P.L.1975c231 - All meetings of public bodies shall be open to the public at all times. Notice of the virtual meeting schedule of the HABC Board of Commissioners setting forth the date, time and hyperlink information was posted by The Record on January 2, 2021. The same notice was posted on the Authority website and provided to the County Clerk for posting at the County Administration Building on January 21,2021. The minutes of this regular meeting will be available following the next regularly scheduled meeting.

PLEDGE OF ALLEGIANCE

Chairman Ortega led all in the pledge of allegiance.

ROLL CALL

Upon roll call all Commissioners were present but Commissioners D'Arminio and Peterson.

MINUTES

The Chairman asked for a motion to approve the regular meeting minutes of the July 22, 2021 meeting of the HABC Board of Commissioners. Motion was made by Commissioner Caminiti and seconded by Commissioner English-Rollieson; upon roll call the motion carried unanimously by all Commissioners present.

VOTE:

Caminiti – YES
D'Arminio – ABSENT

English-Rollieson - YES

Hernandez – YES

Ortega – YES

Peterson – ABSENT

Sohmer – YES

EXECUTIVE DIRECTOR REPORT

Ms. Bartlett pointed out that she had previously circulated the report. Some additions would be that the CARES Act Funds must be spent by December 31st and out of the \$1.7M granted the outstanding balance of unspent funding is \$133,000.

Also, the HABC has received significant COVID response funding from various programs. Consequently, HUD has notified the Authority that an additional 250 people can be assisted with Section 8 HCV assistance. The Voucher Programs Department is presently drafting a leasing plan to address the remaining applicants on the HCV Waitlist.

The Englewood HA lost a building during Hurricane Ida and many of their seniors have been displaced. HABC has offered our vacant units to those displaced as well as offered HCV vouchers – both program provide preference for households displaced by a federally or state declared disaster.

Lastly, Ms. Bartlett pointed out that the HABC portfolio suffered no damage during Hurricane Ida. Ms. Bartlett commended Julia Orlando and her staff for the amount of time they put in to address displaced clients throughout the County, most especially those from EHA.

ATTORNEY REPORT

Terry Corriston reported that there are currently only 2 pending actions for non-payment of rent and gave credit to staff and the agency for directing tenants to apply for COVID relief funds, providing assistance to those that needed help applying. He reported the courts are mandating virtual remediation to attempt settlement before any trial dates are scheduled.

A new law passed, provides people making under 120% area median income cannot be evicted for nonpayment during the COVID period of March 2020 – December 2021, which will naturally hurt a lot of landlords.

CONSENT AGENDA

Chairman Ortega asked for a motion to approve the consent. Motion was made by Commissioner Caminiti and seconded by Commissioner Sohmer.

A. Resolution 2021-52

Resolution approving the routine expenditures for the HABC for the period of 07/17/21 - 09/16/21.

B. Resolution 2021-53

Resolution approving the routine expenditures for the HDC for the period of 07/17/21 - 09/16/21.

C. Resolution 2021-54

Resolution approving Moving to Work (MTW) designation under the 4th cohort of the MTW Expansion.

D. Resolution 2021-55

Resolution approving a Shared Services Agreement with the Englewood Housing Authority for determination of rent increases and rent reasonableness for RAD properties.

E. Resolution 2021-56

Resolution appointing the 2022 JIF Fund Commissioner.

VOTE:

Caminiti – YES

D’Arminio – ABSENT

English-Rollieson - YES

Hernandez – YES

Ortega – YES

Peterson – ABSENT

Sohmer – YES

Seeing no further business to discuss Chairman Ortega moved to adjourn the meeting at 5:48 pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei