 **Housing Authority of the City of Perth Amboy**

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EDNA DOROTHY CARTY-DANIEL, Chairperson DOUGLAS G. DZEMA, P.H.M.

FERNANDO A. GONZALEZ, Vice-Chairman Executive Director

MIGUEL A. AROCHO

DAVID BENYOLA EDWARD TESTINO

GREGORY PABON Counsel

WILFREDO SOTO

DIANE CRAWFORD

**THE MINUTES OF THE REGULAR MONTHLY MEETING**

**OF**

**THE BOARD OF COMMISSIONERS**

**OF**

**THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY**

**WEDNESDAY, OCTOBER 9th, 2024 @ 1:00 PM**

**Virtual ZOOM and In-Person Board Meeting**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Wednesday, October 9th, 2024 @ 1:00 pm through a virtual ZOOM conference and in-person at the Housing Authority’s Resource Center located at 881 Amboy Avenue, Perth Amboy, New Jersey.

<Moment of Silence.>

<Pledge of Allegiance.>

The meeting was called to order by Chairperson Carty-Daniel and statement read as to proper notification of the meeting given in accordance with the Open Public Meeting Act Law and with State and HUD mandated COVID-19 statements and in conformation with the emergency guidelines under the Department of Community Affairs, as follows:

“Adequate Notice has been made as to the time, place, and date of the meeting and

as to the nature of business to be discussed being the general business of the Authority.”

Upon roll call, those present and absent were as follows:

 Present: Chairperson Edna Dorothy Carty-Daniel

 Vice-Chairman Fernando A. Gonzalez

Commissioner Miguel Arocho

Commissioner David Benyola

Commissioner Gregory Pabon

Commissioner Wilfredo Soto

Commissioner Diane Crawford

The Chairperson declared said quorum present.

< Due to the retirements of Kristi Penta-Duffy, Director of Staff Operations and Thomas Furlong, Director of Financial Operations, a Succession Plan was introduced to the Board. As part of transitioning and implementation of the Succession Plan, the Board was introduced to Pia Amos, Director of Staff Operations and Brian Furlong, Assistant Director of Financial Operations, who have been hired as replacements to Kristi and Tom and will be training alongside each until their official retirement dates.>

On the motion of Commissioner Crawford, which motion was seconded by Vice-Chairman Gonzalez, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of August 14th, 2024, as presented. Upon roll call, the following vote was carried:

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **BOARD MEMBER** | **YES** | **NO** | **ABSTAIN** | **ABSENT** |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson Fernando A. Gonzalez | X |  |  |  |
| Commissioner Miguel A. Arocho | X |  |  |  |
| Commissioner David Benyola | X |  |  |  |
| Commissioner Gregory Pabon | X |  |  |  |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

Reports of Committees – None reported

Discussion of Agenda Topics.

Resolutions:

The following resolution was introduced by Vice-Chairman Gonzalez, read in full and considered:

**RESOLUTION NO. 3477-24**

**RESOLUTION TO APPROVE THE AMENDMENT OF THE SECTION 8 ADMIN PLAN/ REVISION OF PAYMENT STANDARDS..**

**WHEREAS**; HUD requires payment standards to be set between 90% and 110% of the current FMRs. The payment standards established reflect the highest rent the Authority will approve. The Authority must determine the amount to set the payment standards in accordance with HUD requirements, comparable rents int eh community, and the average gross rents of units on the Section 8 program, and

**WHEREAS**; the 2025 Fair Market Rents are lower than the 2024 Fair Market Rents. This resulted in the 2024 payment standards being over 110% of the 2025 Fair Market Rents established by HUD. HUD regulations allow the Authority to establish a “hold harmless” rule for current participants so they are not negatively impacted by the reduced payment standards. In these cases, the new, lower payment standard will only impact new admissions, or participants who change units. Therefore, it is recommended to establish a hold harmless rule for current participants; and

**WHEREAS,** it is also recommended establishing the payment standards to 110% of the 2025 Fair Market Rents, which were effective 10/1/2024, for all new admissions and changes of units effective 1/1/2025; and

**WHEREAS,** the Authority has adequate funds to implement the increase;

**NOW THEREFORE BE IT RESOLVED** by the Board of the Authority approves the amendment to the Section 8 Admin Plan/ Revision. Of Payment Standards as presented.

***MOVED/SECONDED:***

**Resolution moved by \_ Commissioner Soto \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Resolution seconded by \_\_\_\_\_Commissioner Crawford\_\_\_\_\_\_\_\_\_\_\_\_\_**

VOTE:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **BOARD MEMBER** | **YES** | **NO** | **ABSTAIN** | **ABSENT** |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson Fernando A. Gonzalez | X |  |  |  |
| Commissioner Miguel A. Arocho | X |  |  |  |
| Commissioner David Benyola | X |  |  |  |
| Commissioner Gregory Pabon | X |  |  |  |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

The Chairperson thereupon declared such resolution has been approved.

On the motion of Commissioner Soto, which motion was seconded by Vice-Chairman Gonzalez, the Board concurred to approve the October 2024 Bill List and Communications, as presented. Upon roll call, the following vote was carried:

**VOTE:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **BOARD MEMBER** | **YES** | **NO** | **ABSTAIN** | **ABSENT** |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson Fernando A. Gonzalez | X |  |  |  |
| Commissioner Miguel A. Arocho | X |  |  |  |
| Commissioner David Benyola | X |  |  |  |
| Commissioner Gregory Pabon | X |  |  |  |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

On the motion of Commissioner Soto, which motion was seconded by Vice-Chairman Gonzalez, the Board concurred to approve the October 2024 PARTNER payment of expenses incurred through Dunlap RAD and Hansen RAD, as presented. Upon roll call, the following vote was carried:

**VOTE:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **BOARD MEMBER** | **YES** | **NO** | **ABSTAIN** | **ABSENT** |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson Fernando A. Gonzalez | X |  |  |  |
| Commissioner Miguel A. Arocho | X |  |  |  |
| Commissioner David Benyola | X |  |  |  |
| Commissioner Gregory Pabon | X |  |  |  |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

UPDATE ON PARTNER – Douglas Dzema, Executive Director updated the Board on PARTNER as follows:

* On-going Habitat for Humanity builds are up and running.

- NRTC implementation is In-process.

- 2025 ASK Youth/Continuing Education Scholarship application is now available and due date

 will be 4/30/2025.

* 2025 NRTC is due today, October 14, 2024
* Dedication date set for November 13th @ 11:00 am for Habitat for Humanity Inslee St/Garretson Avenue homes.

PUBLIC SESSION – None reported.

UNFINISHED BUSINESS – None reported.

NEW BUSINESS – None reported.

REPORT OF THE ATTORNEY – None reported.

REPORT OF THE SECRETARY-TREASURER (Executive Director)

Douglas Dzema, Executive Director informed the Board of the following:

* + Chairperson E. Dorothy Carty-Daniel was honored at the recent NAHRO conference in Orlando, Florida with a Fellowship award and was recognized nationally.

On the motion of Commissioner Soto, which motion was seconded by Vice-Chairman Gonzalez, the Board concurred to approve the change of date for the next Housing Authority of the City of Perth Amboy Board meeting to Thursday, November 14th, 2024 starting at 1:00 pm, as presented. Upon roll call, the following vote was carried:

**VOTE:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **BOARD MEMBER** | **YES** | **NO** | **ABSTAIN** | **ABSENT** |
| Chairperson Edna Dorothy Carty-Daniel | X |  |  |  |
| Vice Chairperson Fernando A. Gonzalez | X |  |  |  |
| Commissioner Miguel A. Arocho | X |  |  |  |
| Commissioner David Benyola | X |  |  |  |
| Commissioner Gregory Pabon | X |  |  |  |
| Commissioner Wilfredo Soto | X |  |  |  |
| Commissioner Diane Crawford | X |  |  |  |

REPORT OF THE CHAIRPERSON – None reported.

 On the motion of Commissioner Arocho, which motion was seconded by Commissioner Soto, the Board concurred to adjourn the meeting.

Respectfully submitted by,

 *Douglas G. Dzema*

 Douglas G. Dzema

 Executive Director/Secretary