



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

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EDNA DOROTHY CARTY-DANIEL, Chairperson  
DAVID BENYOLA, Vice-Chairman  
MIGUEL A. AROCHO  
SHIRLEY JONES  
JOHN C. ANAGNOSTIS  
FERNANDO A. GONZALEZ  
GREGORY PABON

DOUGLAS G. DZEMA, P.H.M.  
Executive Director

EDWARD TESTINO  
Counsel

**THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF  
THE BOARD OF COMMISSIONERS  
OF  
THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY**

**WEDNESDAY, JULY 14<sup>TH</sup>, 2021**

**1:00 PM**

**Virtual ZOOM Meeting**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Wednesday, July 14, 2021 @ 1:00 PM through a virtual ZOOM conference.

<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	David Benyola
	Commissioner	Miguel A. Arocho
	Commissioner	Shirley Jones
	Commissioner	John C. Anagnostis
	Commissioner	Fernando A. Gonzalez
	Commissioner	Gregory Pabon

The Chairperson declared said quorum present.

On the motion of Commissioner Jones, which motion was seconded by Commissioner Pabon, the Board concurred to approve the Minutes of the Annual Reorganization Meeting of May 19, 2021, 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 David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

On the motion of Commissioner Anagnostis, which motion was seconded by Commissioner Jones, the Board concurred to approve the Minutes of the Regular Monthly Board Meeting of May 19, 2021, 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 David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

Discussion of Agenda Topics- None reported.

Resolutions:

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

**RESOLUTION NO. \_3388-21\_**

**TO APPROVE THE SUBMISSION OF PHA ANNUAL PLAN**

**WHEREAS**, the Quality Housing and Work Responsibility Act of 1998 requires the Housing Authority to prepare a consolidated Five Year Plan and Annual Plan each year to describe the Authority’s mission and its’ long term and shorter term goals and strategies for achieving this mission. The Housing Authority is further required to develop these plans in a public process involving consultation with our residents, local government and any concerned citizens; and

**WHEREAS**, for our upcoming fiscal year starting April 1, 2021, the Authority is required to submit to HUD a new Annual Plan for the upcoming 2021 fiscal year, and an updated CFP Five-Year Action Plan for the years 2021 to 2026; and

**WHEREAS**, these plans were developed in conjunction with our Planning Group, which included Housing Authority Commissioners, staff members, representatives from the City Administration, and resident representatives from each of our

public housing developments and from the Section 8 Voucher programs. The draft plans were made available for public review and comment. A public hearing to take comments on the proposed plan was held virtually on June 3, 2021; and

**WHEREAS**, the PHA FY 2021 Annual Plan and PHA Five-Year Plan, were recommended for approval by the Board;

**NOW, THEREFORE BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approves the PHA FY 2021 Annual Plan and PHA Five-Year Plan, as presented.

**MOVED/SECONDED:**

Resolution moved by \_\_\_\_\_ Commissioner Jones \_\_\_\_\_

Resolution seconded by \_\_\_\_\_ Commissioner Anagnostis \_\_\_\_\_

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

The Chairperson thereupon declared such resolution has been approved.

The following resolution was introduced by Commissioner Anagnostis, read in full and considered:

**RESOLUTION NO. \_3389-21\_**

**TO APPROVE THE ADMINISTRATIVE PLAN AMENDMENT FOR EMERGENCY HOUSING VOUCHERS**

**WHEREAS**, this is to recommend approval of the administrative plan amendment for the EHV program; and

**WHEREAS, Background** - The Authority received a funding award of \$331,452 for 31 Emergency Housing Vouchers (EHV) effective July 1, 2021. The EHV's were provided to help assist individuals and families who are (1) homeless, (2) at risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless. The vouchers may continue to be reissued upon turnover until September 30, 2023; and

**WHEREAS, Administrative Plan** - The administrative plan establishes Authority policy consistent with HUD Notice PIH 2021-15 as follows:

- Sets policy as to how the Authority will utilize the service fees provided by HUD
- Includes the executed Memorandum of Agreement (MOU) between the Authority and the Middlesex County COC.
- Establishes a separate waiting list for the EHV program with all referrals coming directly from the COC
- The plan does not establish any local preferences
- Sets the Payment Standards for the EHV program at 120% of the Fair Market Rents

**NOW, THEREFORE BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the City of Perth Amboy approved the Administrative Plan Amendment for the EHV program, as presented.

**MOVED/SECONDED:**

Resolution moved by \_\_\_\_\_ Commissioner Gonzalez \_\_\_\_\_

Resolution seconded by \_\_\_\_\_ Vice-Chairman Benyola \_\_\_\_\_

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

The Chairperson thereupon declared such resolution has been approved.

The following resolution was introduced by Commissioner Arocho, read in full and considered:

**RESOLUTION NO. \_3390-21\_**

**TO RATIFY THE AUTHORIZATION AND SALE OF SURPLUS PROPERTY: 2006 F-350 SD-XL, 4WD w/PLOW**

**WHEREAS**, the Housing Authority of the City of Perth Amboy (the "Authority") is the owner of certain surplus property which is no longer needed for public use; and

**WHEREAS**, the surplus property sold is as follows: 2006 F-350 SD XL 4WD with Plow, VIN #1FDWF31526ED67154 with an odometer reading of 90,500; and

**WHEREAS**, the sale of the surplus property was conducted online through GovDeals at [www.GovDeals.com](http://www.GovDeals.com) pursuant to State Contract A-83453/T2581 and Local Finance Notice 2008-9 in accordance with the terms and conditions of the State Contract which are available for review online at [govdeals.com](http://govdeals.com); and

**WHEREAS**, the surplus property as identified was sold in an "as-is" condition without express or implied warranties.

**NOW THEREFORE BE IT RESOLVED** by the Board of the Authority as follows:

The Authority authorizes the sale of its surplus property, specifically its 2006 F-350 SD XL 4WD with Plow, through the online auction site of [www.GovDeals.com](http://www.GovDeals.com) as authorized by State Contract A-83453/T2581 and Local Finance Notice 2008-9 for a net amount of \$5,550.00.

**MOVED/SECONDED:**

Resolution moved by \_\_\_\_\_ **Vice-Chairman Benyola** \_\_\_\_\_

Resolution seconded by \_\_\_\_\_ **Commissioner Jones** \_\_\_\_\_

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

The Chairperson thereupon declared such resolution has been approved.

The following resolution was introduced by Commissioner Arocho, read in full and considered:

**RESOLUTION NO. \_3391-21\_**

**TO RATIFY THE AMENDMENT OF THE SECTION 8 ADMIN PLAN -  
REVISION OF ONE BEDROOM PAYMENT STANDARD.**

**WHEREAS**, this is to recommend ratification of the increase to the 1-bedroom payment standard to 110% of the Fair Market Rent, which was effective 10/1/2020. It was previously set at 95% of the Fair Market Rent. This is necessary as the COVID-19 pandemic has caused a decrease in available units and a corresponding increase in rents; and

**WHEREAS**, the changes are as follows: 1 BR- \$1,300 to \$1,508

**WHEREAS**, HUD requires payment standards to be set between 90% and 110% of the current FMRs. They can be no less than 90%. 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 in the community, and the average gross rents of units on the section 8 program; and

**WHEREAS**, the revised payment standard is effective August 1, 2021.

**NOW, THEREFORE BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the City of Perth Amboy ratified the amendment of the Section 8 Admin Plan – Revision of One Bedroom Payment Standard, as presented.

**MOVED/SECONDED:**

Resolution moved by \_\_\_\_\_ Commissioner Anagnostis \_\_\_\_\_

Resolution seconded by \_\_\_\_\_ Vice-Chairman Benyola \_\_\_\_\_

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

The Chairperson thereupon declared such resolution has been approved.

The following resolution was introduced by Commissioner Arocho, read in full and considered:

**RESOLUTION NO. \_3392-21\_**

**TO RATIFY THE AMENDMENT TO THE ADMINISTRATIVE PLAN TEMPORARY REVISIONS - COVID-19 STATUTORY AND REGULATORY WAIVERS EXTENSIONS.**

**WHEREAS**, this is to recommend approval to extend the COVID-19 administrative plan waivers described below, originally effective April 10, 2020, through December 31, 2021; and

**WHEREAS**, pursuant to HUD Notice PIH 2020-5, the Housing Authority of the City of Perth Amboy temporarily revised its administrative plan to implement alternative requirements made possible by the CARES Act to provide administrative flexibility during the COVID-19 pandemic. HUD Notices PIH 2020-13 and PIH 2020-33, Rev.2 extended these alternative requirements and added additional requirements. HUD Notice PIH 2021-14 further extends these requirements; and

**WHEREAS**, these revisions apply only to the Public Housing (PH), Housing Choice Voucher (HCV) and Project Based Voucher (PBV) programs. They do not apply to the Low-Income Housing Tax Credit Program (LIHTC):

**PH and HCV-3/ PH and HCV-4: Family Income and Composition: Annual and Interim Recertification Income Verification Requirements**

If third-party verification cannot be obtained, caseworkers are permitted to use a verbal phone record or participant self-certification. These forms are available in the PHA-Web computer database. This requirement will remain in effect through December 31, 2021.

## **PH and HCV-6: Family Self-Sufficiency (FSS) Contract of Participation; Contract Extension**

The Authority may consider the circumstances surrounding the COVID-19 pandemic to be “good cause” in extending family contracts, if in its determination it is the reason a family could not complete its contract goals by the deadline. This requirement will remain in effect through December 31, 2021.

## **PH and HCV-7: Waiting List: Opening and Closing; Public Notice**

Public Notice of the opening and closing of a waiting list will be made by posting on the Authority’s website and providing a message on the voicemail system and will not be required to be publicized in a local newspaper of general circulation. This requirement will remain in effect through December 31, 2021. PLEASE NOTE- THIS IS NOT NOTICE OF THE OPENING OF THE WAITING LIST. IF THE AUTHORITY OPENS THE WAITING LIST IT WILL BE ANNOUNCED UNDER SEPARATE COVER ON THE WEBSITE AND BY PROVIDING A MESSAGE ON THE VOICEMAIL SYSTEM.

## **HQS-1: Initial Inspection Requirements for HCV, PBV and PBV RAD**

### **HQS-7: PBV Turnover Unit Inspection**

In the event an initial or turnover HQS inspection is unable to be done, the Authority will request an owner’s certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit in question. The certification may also request basic information to reasonably determine the unit meets HQS. This owner certification will also be used for PHA owned units, as necessary. The Authority may accept the owner certification through December 31, 2021. Additionally, the Authority must complete an inspection for all units placed under HAP contract based on the owner’s certification no later than June 30, 2022.

## **HQS-5: HQS Inspection Requirement- Biennial Inspections for HCV, PBV and PBV RAD**

The Authority has resumed biennial inspections. However, pursuant to Notice 2021-14 all previously delayed biennial inspections from CY 2020 will be completed no later than June 30, 2022. The Authority will reconsider delaying CY 2021 biennial inspections if a spike in COVID-19 cases occurs and is cause for concern to the health of staff and participants.

### **HQS-6: HQS Interim Inspections HCV and PBV**

The Authority has resumed interim inspections. The Authority will reinstate the waiver and alternative requirements if a spike in COVID-19 cases occurs and is cause for concern to the health of staff and participants.

### **HQS-9: HQS Quality Control Inspections**

The Authority has suspended all quality control inspections through December 31, 2021.

### **HQS-11: Homeownership Option- Initial HQS Inspection**

At the discretion of the Authority initial HQS inspections may be waived, and instead approval or disapproval of the unit may be based on review of the independent professional inspection. This requirement will remain in effect through December 31, 2021.

### **HCV-2: Information When Family is Selected- PHA Oral Briefing**

The Authority will conduct the tenant briefing via video call, telephone or expanded information packet. This requirement will remain in effect through December 31, 2021.

### **HCV-3: Term of Voucher-Extension of Term**

The Authority at its discretion may extend a voucher for longer than 120 days if the applicant/participant is having difficulty locating a suitable unit due to the COVID-19 pandemic. This requirement will remain in effect through December 31, 2021.

### **HCV-6: Automatic Termination of HAP Contract for Zero HAP Participants**

The period following the last payment to the owner that triggers automatic termination of the HAP contract is extended to December 31, 2021. There will be no extensions beyond December 31, 2021.

### **HCV-8: Utility Allowance Schedule: Required Review and Revision**

Review and updates of Utility Allowances due during CY 2020 are extended to December 31, 2021.

### **HCV-9: Homeownership Option-Homeownership Counseling**

The Authority may waive the homeownership counseling requirement if there is no available remote learning opportunity. This requirement will remain in effect through December 31, 2021. The Authority will hold first-time homeowner training via Zoom.

### **HCV-13 Homeownership: Maximum Term of Assistance**

For any homeowner in the last year of their term of homeownership assistance and is experiencing a financial hardship as a result of the COVID-19 pandemic, the Authority will extend homeownership assistance for an additional year. Through December 31, 2021, the Authority may extend homeownership assistance for up to 1 additional year.

### **HCV-14: Mandatory Removal of Unit from PBV HAP Contract**

Under the PBV program, a PHA is required to remove a unit from a PBV HAP contract after 180 days of zero Hap payments to the owner on behalf of the family residing in the unit. As an alternative requirement HUD is permitting PHAs at its discretion to keep such units under contract for a period of time that exceeds 180 days but does not extend beyond December 31, 2021.



**Moratorium on Program Termination**

The Authority will follow HUD, CDC and NJ State orders regarding moratoriums on evictions.

The Federal moratorium on evictions expired on July 25, 2020. HUD issued additional guidance urging PHAs to offer repayment agreements to tenants who are delinquent in rent payments. The Authority has extended offers of repayment agreements accordingly, and encourages residents to comply with these agreements. The current CDC moratorium expires on July 31, 2021. If evictions are necessary, the Authority will provide 30 days’ notice as required by HUD.

The Authority will also abide by NJ Executive Orders and legislation which has stayed enforcement of all judgments and warrants for removal at this time.

**NOW, THEREFORE BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the City of Perth Amboy ratifies the amendment to the Administrative Plan Temporary Revision – COVID-19 Statutory and Regulatory waiver extensions, as presented.

**MOVED/SECONDED:**

Resolution moved by \_\_\_\_\_ Commissioner Anagnostis \_\_\_\_\_

Resolution seconded by \_\_\_\_\_ Vice-Chairman Benyola \_\_\_\_\_

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

The Chairperson thereupon declared such resolution has been approved.

The following resolution was introduced by Commissioner Gonzalez, read in full and considered:

**RESOLUTION NO. \_3393-21\_**

**RESOLUTION TO APPROVE THE HANSEN RAD LLC  
APPLICANT SELECTION CRITERIA**

**WHEREAS**, Applicant Selection Criteria is a required policy document for the Low Income Housing Tax Credit (LIHTC) program; and

**WHEREAS**, during a recent document review, NJHMFA requested a Board Resolution to officially approve the presented policy; and

**<HANSEN RAD LLC APPLICANT SELECTION CRITERIA ON FILE.>**

**WHEREAS**, the policy is used by the RAD LLC to screen prospective tenant for the Hansen and Stack buildings. It is a separate review done once the Housing Authority determines the applicant is eligible for PBV assistance based on income and other Section 8 requirements; and

**WHEREAS**, these criteria are to screen the tenants for suitability for tenancy such as prior evictions and criminal activity.

**NOW THEREFORE BE IT RESOLVED** by the Board of the Authority concurs to approve the Hansen RAD LLC Applicant Selection Criteria, as presented.

**MOVED/SECONDED:**

**Resolution moved by** \_\_\_\_\_ **Commissioner Jones** \_\_\_\_\_

**Resolution seconded by** \_\_\_\_\_ **Commissioner Arocho** \_\_\_\_\_

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

The Chairperson thereupon declared such resolution has been approved.

The following resolution was introduced by Commissioner Arocho, read in full and considered:

**RESOLUTION NO. \_3394-21\_**

**TO AUTHORIZE A TWO-YEAR EXTENSION OF THE CONTRACT OF BOILER AND HOT WATER HEATER MAINTENANCE AND REPAIR SERVICES.**

**WHEREAS**, the Housing Authority of the City of Perth Amboy (the "Authority") requires boiler and hot water heater maintenance and repair services at William A. Dunlap Homes, Richard F. Stack Apartments, and Wesley T. Hansen Apartments; and

**WHEREAS**, the Contract was awarded through a "fair and open process" pursuant to N.J.S.A. 19:44A-20.4 et seq.; and

**WHEREAS**, the Authority solicited proposals for such services through public advertisement in The Home News Tribune, posted the same on the Authority's website and emailed to known contractors and opened proposals on May 15, 2019; and

**WHEREAS**, Robert Griggs Plumbing & Heating, LLC of Hillsborough, New Jersey submitted the proposal which price was the most advantageous to the Authority, and which bid conformed to all requirements and received positive references; and

**WHEREAS**, the original contract term was for two years with the option to renew for one additional two-year term at the same terms and conditions; and

**WHEREAS**, the contractor has performed satisfactorily over the past two years and sufficient funds are available from the Authority's operating funds to pay for the required services for two additional years.

**NOW THEREFORE BE IT RESOLVED** by the Board of the Authority as follows:

The Authority approved the extension of the contract to June 30, 2023 with Robert Griggs Plumbing & Heating, LLC at a cost of \$9,650.00 for the annual maintenance and the proposed standard and premium rates for all repair work when needed.

**MOVED/SECONDED:**

Resolution moved by \_\_\_\_\_ **Commissioner Gonzalez** \_\_\_\_\_

Resolution seconded by \_\_\_\_\_ **Commissioner Anagnostis** \_\_\_\_\_

**VOTE:**

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

The Chairperson thereupon declared such resolution has been approved.

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to ratify the June 2021 Bill List and Communications and approve the July 2021 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 David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

On the motion of Commissioner Arocho, which motion was seconded by Vice-Chairman Benyola, the Board concurred to ratify the June 2021 PARTNER payment of expenses incurred through Dunlap RAD and Hansen RAD and approve the July 2021 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 David Benyola	X			
Commissioner Miguel A. Arocho	X			

Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to cancel the August 2021 scheduled Board of Commissioners Meeting and reschedule the September 2021 Board of Commissioners meeting from Tuesday, September 14<sup>th</sup> to Wednesday, September 15<sup>th</sup>, 2021. Upon roll call, the following vote was carried:

VOTE:

Board Member	Yes	No	Abstain	Absent
Chairperson Edna Dorothy Carty-Daniel	X			
Vice Chairperson David Benyola	X			
Commissioner Miguel A. Arocho	X			
Commissioner Shirley Jones	X			
Commissioner John C. Anagnostis	X			
Commissioner Fernando A. Gonzalez	X			
Commissioner Gregory Pabon	X			

Discussion took place, in reference to updated information on COVID-19 CDC guidelines of mask elimination mandate. The Housing Authority will still abide by use of masks. The Housing Authority and PARTNER will still abide by use of masks with the general common areas of various buildings.

The Board was updated on the PARTNER/Property Acquisition for the Habitat for Humanity projects, ASK Scholarships for Youth and Continuing Education and Family Self-Sufficiency/Homeownership Program.

PUBLIC SESSION

- No comment from the public.

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 updated the Board on the status of the Eviction Moratorium and the RAD closing transactions with HUD for Willow Pond and Birchwood (Parkview) are ongoing.

On the motion of Vice-Chairman Benyola, which motion was seconded by Commissioner Jones, the Board concurred to adjourn.

Respectfully submitted by,

Douglas G. Dzema  
Executive Director/Secretary