

1 THE CHAIRMAN: The Commissioners of the
2 Housing Authority of the Town of Harrison.
3 Pursuant to Chapter 231, laws of 1974, adequate
4 posting and advance notice of the date, time,
5 location, purpose and the agenda of this meeting
6 has been recorded.

7 Please stand.

8 (Pledge of Allegiance.)

9 THE CHAIRMAN: Roll call.

10 MS. GILMORE: Commissioner Almeida is
11 on her way.

12 Commissioner Choffo.

13 COMMISSIONER CHOFFO: Here.

14 MS. GILMORE: Commissioner Confessore
15 is absent.

16 Commissioner Kinsella.

17 COMMISSIONER KINSELLA: Here.

18 MS. GILMORE: Commissioner Mustilli.

19 COMMISSIONER MUSTILLI: Here.

20 MS. GILMORE: Commissioner Pettigrew.

21 COMMISSIONER PETTIGREW: Here.

22 MS. GILMORE: Commissioner Bennett.

23 THE CHAIRMAN: Here.

24 I need a motion to approve the minutes
25 from the January 20th meeting.

1 COMMISSIONER PETTIGREW: Motion.
2 COMMISSIONER KINSELLA: Second.
3 MS. GILMORE: Commissioner Choffo.
4 COMMISSIONER CHOFFO: Aye.
5 MS. GILMORE: Commissioner Kinsella.
6 COMMISSIONER KINSELLA: Aye.
7 MS. GILMORE: Commissioner Mustilli.
8 COMMISSIONER MUSTILLI: Aye.
9 MS. GILMORE: Commissioner Pettigrew.
10 COMMISSIONER PETTIGREW: Aye.
11 MS. GILMORE: Commissioner Bennett.
12 THE CHAIRMAN: Aye.
13 I need a motion to pay the water bill.
14 COMMISSIONER CHOFFO: Make a motion.
15 COMMISSIONER KINSELLA: Second.
16 MS. GILMORE: Commissioner Choffo.
17 COMMISSIONER CHOFFO: Aye.
18 MS. GILMORE: Commissioner Kinsella.
19 COMMISSIONER KINSELLA: Aye.
20 MS. GILMORE: Commissioner Mustilli.
21 COMMISSIONER MUSTILLI: Aye.
22 MS. GILMORE: Commissioner Pettigrew.
23 COMMISSIONER PETTIGREW: Aye.
24 MS. GILMORE: Commissioner Bennett.
25 THE CHAIRMAN: Abstain.

1 I need a motion to approve all the
2 other bills.

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER CHOFFO: Second.

5 MS. GILMORE: Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MS. GILMORE: Commissioner Kinsella.

8 COMMISSIONER KINSELLA: Aye.

9 MS. GILMORE: Commissioner Mustilli.

10 COMMISSIONER MUSTILLI: Aye.

11 MS. GILMORE: Commissioner Pettigrew.

12 COMMISSIONER PETTIGREW: Aye.

13 MS. GILMORE: Commissioner Bennett.

14 THE CHAIRMAN: Aye.

15 Communications.

16 MS. GILMORE: Okay. It's a letter from
17 Lourdes Castro Ramirez, the Principal Deputy
18 Assistant Secretary.

19 "Dear Executive Director,

20 Thank you for providing quality,
21 affordable housing for eligible families, and
22 supporting families' efforts to achieve and
23 sustain self-sufficiency. HUD is committed to
24 continuing to support Public Housing Agencies in
25 this work, while balancing the need for scarce

1 resources to go to those most in need of
2 affordable housing. Therefore, this letter
3 provides an update on HUD's response to OIG Audit
4 2015-PH-002, regarding significantly over-income
5 families residing in public housing.

6 "On September 3, 2015, all PHAs
7 received a letter with a reminder of the
8 discretion under existing regulations for PHAs to
9 limit the number of over-income families in
10 public housing and to strongly encourage the use
11 of this discretion to remove
12 extremely-over-income families from public
13 housing. PHAs were encouraged to adopt local
14 over-income policies that consider a variety of
15 factors, including family stability, hardship
16 considerations, and preferences for return should
17 a family's income decrease after leaving the
18 public housing program.

19 "On February 3, 2016, HUD published an
20 Advanced Notice of Proposed Rulemaking (ANPR) in
21 the Federal Register, seeking comments from the
22 public regarding how HUD can structure policies
23 to reduce the number of individuals and families
24 in public housing whose incomes significantly
25 exceed the income limit for a sustained period of

1 time after initial admission. HUD is utilizing
2 the ANPR process because the issue of over-income
3 families is complex and has an effect on families
4 that are working to sustain and maintain
5 self-sufficiency, as well as program costs. HUD
6 believes that a thorough, transparent process to
7 receive feedback from PHAs and stakeholders is
8 essential to properly inform HUD's policy
9 considerations.

10 "Once again, HUD encourages the
11 adoption of local PHA policies to address
12 extremely-over-income families in public housing.
13 PHAs are reminded that all policies, including
14 policies to limit over-income families, must be
15 memorialized in their Admissions and Continued
16 Occupancy Policies (ACOP). If the PHA does not
17 have a policy regarding the eviction of
18 over-income families in its ACOP, HUD considers
19 that PHA to have declined, to date, to exercise
20 its discretion to limit over-income families.
21 PHAs are also reminded that all changes to
22 occupancy policies require a change to the ACOP
23 by Board resolution, and must be adopted as part
24 of the Annual PHA Plan process or the PHA Plan
25 Significant Amendment Process.

1 "We look forward to working with you to
2 ensure that public housing remains a valuable
3 public resource for our nation's most vulnerable
4 families."

5 THE CHAIRMAN: Now, let me ask a
6 question on that letter. Does that mean that we
7 could have a percentage of higher income?
8 Because my problem is when you get rid of some of
9 them that are a little high, and then you get,
10 you would have a problem financing this whole
11 thing over here, you know, keeping it up to where
12 it is right now.

13 I'm not saying 20 or 30, but I think
14 there should be a balance there.

15 MR. MANFREDI: Mr. Chairman, at least
16 on the legal side I spoke to Ms. Gilmore more
17 about this as soon as she received the notice on
18 this. And one of the things of concern is that
19 HUD is now telling us to amend our Admissions and
20 Occupancy policy to actually provide that we will
21 evict those that are over income.

22 THE CHAIRMAN: It didn't say 100
23 percent.

24 MR. MANFREDI: It says all, which is a
25 problem.

1 THE CHAIRMAN: It didn't say that in
2 there.

3 MR. MANFREDI: The way it reads is that
4 we have to put it in our Admissions and Occupancy
5 policy that we have a means, that we will commit
6 to evicting families that are over income.

7 What I'd like to point out is in New
8 Jersey you can't evict someone for that reason.
9 There's a very, very strict law that only sets
10 forth 18 bases upon which you can evict a
11 resident. So there's a notice and comment period
12 on this notice, and what I spoke to Ms. Gilmore
13 about, what I would suggest is working with the
14 staff and the Executive Director is to make a
15 comment back to the author, which we can do, to
16 identify this as a problem.

17 I don't know if they'll change it, but
18 it's going to be impractical for this Housing
19 Authority to bring eviction cases against someone
20 because they're over income.

21 The other part of it, if I may say, is
22 what HUD wants us to do is amend our Admissions
23 and Occupancy policy. They want to see it in the
24 policy, and that's very often how HUD acts. But
25 this policy that will go to our residents.

1 So my suggestion is, and I'll welcome
2 Ms. Gilmore's input and Mr. Rogers', is that we
3 write the comment back. But if HUD does insist
4 we can amend the policy, because we don't want to
5 be found to be in violation of the HUD notice.
6 But we cannot evict anyone. It's a concern, Mr.
7 Chairman, a real concern.

8 THE CHAIRMAN: Because, you know, I
9 know we've always had a certain amount that were
10 on a higher income level.

11 COMMISSIONER PETTIGREW: Which state
12 supersedes federal?

13 MR. MANFREDI: Yes.

14 COMMISSIONER PETTIGREW: So it's a moot
15 point.

16 MS. GILMORE: I know.

17 COMMISSIONER PETTIGREW: That's exactly
18 what it is. So we want to make ourself right
19 with the federal.

20 MR. MANFREDI: Yes.

21 COMMISSIONER PETTIGREW: So adopt the
22 policy. Put a resolution in and just say, you
23 know. And then at the bottom put a line in that
24 says, you know, the language above is superseded
25 by the state law.

1 MR. MANFREDI: Yes, that's exactly how
2 to proceed, Commissioner. There's no point in
3 taking on the Federal Government over this.

4 We'll revise the ACOP, this way we'll
5 satisfy HUD.

6 THE CHAIRMAN: Do we have a written
7 Executive Director's report, or no?

8 MS. GILMORE: I have other
9 communications.

10 THE CHAIRMAN: Oh, okay.

11 MS. GILMORE: "Dear Commissioners.

12 "Please accept this letter of
13 appreciation to the maintenance staff for their
14 hard work and dedication during the recent storm.
15 Due to their commitment the streets, common areas
16 and yard of Harrison Gardens are clean and safe
17 to walk.

18 "We're lucky to have such a
19 professional staff.

20 "Very truly yours, Dorothy Halpern."

21 All right. And that's it for
22 correspondence.

23 THE CHAIRMAN: Director, do you have a
24 Director's report?

25 MS. GILMORE: Yes. It's in your

1 package.

2 THE CHAIRMAN: Okay.

3 COMMISSIONER PETTIGREW: Do you have
4 any concerns?

5 DIRECTOR ROGERS: I don't have any
6 concerns. I also want to thank Mr. Gilmore
7 because he kept me fully appraised of all the
8 maintenance activities that went on. The amount
9 of snowfall and any emergencies that we had to
10 spend money on. Which we're going to bill this;
11 right?

12 COMMISSIONER PETTIGREW: Yes.

13 THE CHAIRMAN: Maintenance report.

14 I need a motion to accept the
15 maintenance report.

16 COMMISSIONER PETTIGREW: Motion.

17 COMMISSIONER MUSTILLI: Second.

18 MS. GILMORE: Commissioner Choffo.

19 COMMISSIONER CHOFFO: Aye.

20 MS. GILMORE: Commissioner Kinsella.

21 COMMISSIONER KINSELLA: Aye.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Aye.

24 MS. GILMORE: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Aye.

1 MS. GILMORE: Commissioner Bennett.

2 THE CHAIRMAN: Aye.

3 Old business? No old business.

4 New business? I need a motion to
5 approve No. 1318-02-16, Resolution approving the
6 state budget.

7 MS. GILMORE: We approved the operating
8 budget which was in January. This is just the
9 final version that has to go into the HUD, into
10 the DCA budget. It's the same, just in a
11 different format.

12 COMMISSIONER PETTIGREW: Motion.

13 COMMISSIONER KINSELLA: Second.

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Aye.

16 MS. GILMORE: Commissioner Kinsella.

17 COMMISSIONER KINSELLA: Aye.

18 MS. GILMORE: Commissioner Mustilli.

19 COMMISSIONER MUSTILLI: Aye.

20 MS. GILMORE: Commissioner Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MS. GILMORE: Commissioner Bennett.

23 THE CHAIRMAN: Aye.

24 I need a motion to approve 13-19-02-16,
25 Resolution of Condolences for Daniel Dougher.

1 COMMISSIONER PETTIGREW: Motion.
2 COMMISSIONER MUSTILLI: Second.
3 MS. GILMORE: Commissioner Choffo.
4 COMMISSIONER CHOFFO: Aye.
5 MS. GILMORE: Commissioner Kinsella.
6 COMMISSIONER KINSELLA: Aye.
7 MS. GILMORE: Commissioner Mustilli.
8 COMMISSIONER MUSTILLI: Aye.
9 MS. GILMORE: Commissioner Pettigrew.
10 COMMISSIONER PETTIGREW: Aye.
11 MS. GILMORE: Commissioner Bennett.
12 THE CHAIRMAN: Aye.
13 Do we have anything to go into closed
14 session?
15 MR. MANFREDI: No, Mr. Chairman.
16 THE CHAIRMAN: Nothing? Anybody from
17 the public would like to speak?
18 (No response.)
19 THE CHAIRMAN: I need a motion to
20 adjourn.
21 COMMISSIONER KINSELLA: Motion.
22 COMMISSIONER PETTIGREW: Second.
23 MS. GILMORE: Commissioner Choffo.
24 COMMISSIONER CHOFFO: Aye.
25 MS. GILMORE: Commissioner Kinsella.

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COMMISSIONER KINSELLA: Aye.

MS. GILMORE: Commissioner Mustilli.

COMMISSIONER MUSTILLI: Aye.

MS. GILMORE: Commissioner Pettigrew.

COMMISSIONER PETTIGREW: Aye.

MS. GILMORE: Commissioner Bennett.

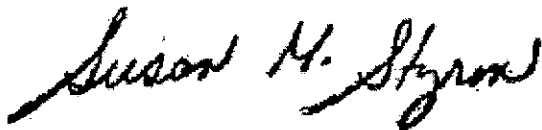
THE CHAIRMAN: Aye.

(Whereupon the proceedings concluded at 6:20
p.m.)

CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. XIO1704, do hereby certify that the
foregoing is a true and accurate transcript of
the proceedings as taken stenographically by and
before me at the time, place and on the date
hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither
a relative nor employee nor attorney nor counsel
of any of the parties to this action, and that I
am neither a relative nor employee of such
attorney or counsel, and that I am not
financially interested in the action.



Notary Public of the State of New Jersey

My Certificate expires January 25, 2019

Dated: February 22, 2016

