

IRVINGTON HOUSING AUTHORITY
REGULAR BOARD MEETING
Wednesday, May 11, 2022

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP
OF IRVINGTON, HELD ON, WEDNESDAY, MAY 11, 2022, HELD
VIRTUALLY AT 5:22 P.M.

PRESENT AT THE MEETING:

FRANK BORIN, ESQ. (Housing Authority attorney)
LEONARD SPICER, HUD Recovery Agent
CAMILLA RICHARDSON, HUD Recover Agent
RAMON RIVERA, Interim Executive Director

I. OPEN PUBLIC MEETINGS ACT/READING OF SUNSHINE LAW

MR. ROSENBERG: (Court Reporter): The meeting has started for this evening, May 11th, 2022, beginning at 5:22 p.m.

II. SALUTE TO THE FLAG/PLEDGE OF ALLEGIANCE

III. PUBLIC PORTION

(People speaking away from microphone)

MR. ROSENBERG Mr. Rivera, I don't hear anyone.

MR. RIVERA: That's okay. There's a lot of background noise. Once the member of the public speak and it's quiet, you should be able to hear everything.

MR. ROSENBERG Okay. But just for the purpose of taking minutes, I don't see anyone. Okay. All right.

MR RIVERA: Okay, but does anyone -- does anyone from the public want to speak? Does anyone from the public want to speak? Okay. So you need to come up here so we can pick you up on the computer.

MR. ROSENBERG Okay, I can see you.

UNIDENTIFIED: I am (inaudible). I'm the (inaudible) secretary. My concern is that we got the meeting, we don't have any public speaking. (Inaudible) around here, nobody (inaudible). She said it was kind of confusing because she said she knows who is supposed to be here, the HUD Board. She finds it hard to communicate and doesn't know if there's going to be a meeting. She said at the last one, they couldn't even hear. She said they had a representative

MYLENA McKENNA: She state she was from Builder's (inaudible) in Crescent Lane. She said a few weeks ago a neighbor called her and said that someone was

walking around and telling them that by August 1st they had to get out. She would like to know if that was true or was it untrue, but it was said by most of the residents in her complex that a gentleman was walking around and was telling people that by August 1st they had to have a place, basically they had to move.

MR. BORIN: He stated that at any regular board meeting the members of the public have the ability to speak, as they did in the past. Right now is the public speaking part of the meeting. He stated you can bring up any issue you have related to the Housing Authority and then at the end of everyone's comments, there will be a response from the HUD. acting as the Board. He asked if anyone else had any comments to make.

MS. MOHAMMED: She's from 81 Union Avenue and her question is, because she needs a definition for this, what is 81 Union Avenue? Is it a senior or not senior? She would like that defined for her.

She said she also wants to bring to attention the element that is a big problem as far as friendliness, not the maintenance, as they do their job. She said they have to address the tenants. She said if they reviewed the cameras of what activity is going on at night, they will see the problems and it would help if they could help in that matter and with the elevator being broke, as they do need two elevators.

UNIDENTIFIED: (Not near microphone when name said). She said she has been here for five years at 624 Nye Avenue and since she has been here her apartment has flooded several times. There was icing on the floor and she slipped and bumped her head.. She has mold in her bathroom and in her bedroom to the point where she's taking medication for it and they know this and nobody will do anything.

And yesterday her stereo system and TV were messed up. She said she knows they inherited all these problems. She said since she's been in the building they've had no hot water or anything sanitized. She said it's really unacceptable. She added that before you move more of the force or take any kind of property, you're supposed to foresee the things that were behind it and fix those things that these people have been suffering all these years. She said look at how many people are sick.

She said she doesn't know what they're going to do, but it better be soon.

MS. DUNBAR: She said her name is Lisa Dunbar and she lives in (inaudible) 3C. She said she lives in a three bedroom now and now they have to move. She said she went to Section 8, but they gave her a voucher for only a two bedroom and she has two boys. She said one boy is 27 and one is 22. Section 8 wants them to share the same room. If you go by all her income in Crescent Lane, if she gets a two bedroom, that's less income and then she is not going to be qualified so what is she going to do? She said she doesn't understand why at 27 year old and at 22 year old should share a bedroom apartment when she has a three bedroom right here. And they go by income, it's crazy and she scared that she and her kids might be homeless because they're going by all this income and they want to give her a two bedroom when she already has a three bedroom and they go by all our income now.

(Not able to hear name): I live at Crescent Lane. She said they have several issues. She said she has been telling everyone you aren't under Section 8 until you move into a Section 8 voucher. She said another thing is trying to find an apartment, which she just

did, but she's not sure if others did or didn't. She said everybody doesn't want to stay here in Irvington, so do they go up on a vouch nationwide or just for Irvington?

Another thing is, is that it is hard for them to look for a place on line or like that, they really need to talk to the "abilities" and some of them are scammed and some of them work and some won't. She said they really need help and then there's somebody walking around, approaching the residents, knocking on their door, telling them you know you've got to hurry and get out of here. She said you don't do that. They know they have to move. They know they have a certain length of time to move and don't appreciate it. She said a lot of residents came to her about this. She said there's a way that you approach residents. They are already stressed and trying to figure out which way they are going, but somebody just said you got to hurry and get out. She said you don't do that. Then you have maintenance saying you know you got Section 8 so we don't have to do this or do that. She said it is getting out of hand right now.

She said they need some help. The residents need to know how the proper way to go about looking for an apartment and let them know if they don't want a Section 8 or they want the relocation act until they get their vouchers and get ready to move.

MR. TORRANO: He and his mother, Hayde Sosa, who lives in 11R at 624 Nye Avenue. She has a lot of mold in her apartment which the building manager already knows about. And her roof leaks water. Mr. Torrano said he's with her constantly every day. H-A-Y-D-E S-O-S-A, 11R.

Maintenance came and looked and they told her that she had the option to move into 4S. She went and looked at 4S and nothing had been done in a month and a half there. Ms. Sosa is very sick and is diabetic and has asthma and all the complications with it. Mr. Torrano does not want his mother to get more sick than she is now and that's why he comes every day from Brooklyn to see her. She says she would like them to clean an apartment where she could move, because she has a lot of health complications.

UNIDENTIFIED: (Inaudible): She lives at 624, apartment 2D. She asked if you want to move because of the conditions of the apartment at 624, will they give them Section 8 and we're ready to move, will they help move you? Will they pay to move you?

MR. RIVERA: He stated at the meeting tonight is himself, Frank Borin, who is the attorney for the Housing Authority. Leonard Spicer, who is the HUD Recovery Agent, one of them, and Camilla Richardson, who's the second Recovery Agent.

MR. SPICER: He said he would answer any questions he could. He said there was some confusion as it relates to the Board meeting, so he will take responsibility as the Board. He said they will have Board meetings monthly in person. There will be notice on paper posted in each building 48 hours ahead of time and people can refer to the website as to when those meetings are and the location. Moving forward everyone will have physical notice to folks so everyone has a clear understanding.

He said the website does say the date and time of the meetings. He said folks who do not have access to the website, it will be posted in English, Spanish. He apologized for that not being done in advance for this meeting.

He said the meetings will be conducted the same way that most Board meetings have been conducted in the past and available in sign language as well as Spanish.

He said as the HUD Administrator on the Board, he has not gone around knocking on anyone's doors. That is not his job, nor his role. He said he speaks with the Executive Director and directs him to have conversations with staff. He said by June, they will have monthly or weekly meetings with those families that live in Amp 1 to make sure everyone has an understanding of what the process is, how things are going to play out and to answer any questions on an ongoing basis. He said there will be relocation specialists who will be here to coach families and help them relocate and that is their ultimate goal. In June they will have these meeting where residents can voice their concerns.

As for the designation of building 81. (Inaudible). He said as long as you qualify as being disable, you can live in there. and there is no age limit for that, as long as you are 18 or older, get SSI, you qualify.

He said there was a resident who experience personal property damage due to flooding in their unit, that has happened. If anyone has instances of that nature go to the management office. He said there are differences between the public housing and they will get into this next month with the relocation families from Amp 1. Everything does not convert over.

He said the rule of thumb for housing authorities in this area is two heartbeats per room. So if it's two heartbeats then you get a one bedroom. The head of household always gets their own bedroom. In the case of three individuals, if they are the same gender, the head of household gets their own bedroom and the other individuals that are on the lease are going to get one bedroom. Two heartbeats per bedroom. There are exceptions that can be made in accordance with policy, but you have to talk to the staff and your relocation specialists which means the office because they haven't filled that role as yet. There are exceptions, but the rule of thumb is two heartbeats per room with the head of household getting their own bedroom.

He said in June they will continue to have relocation meetings and will start to have relocation meetings with those families that have specific needs just to answer the questions and make sure there's clarification. He said you will get information from one voice and in writing. He said as of today, the voucher is 120 percent of the remodeled fair market rents. They will have those conversations in June.

Mr. Spicer addressed (inaudible) who wanted to know if she can go to HCB if your unit is bad and the direct answer is no. He told her she is a public housing resident and section 8 are two different programs, they can give you a voucher if the conditions in your unit at 624 are such that you need to transfer. Once again, he said he did not write names down, it is not about your name but where you live so he can address those issues in that building. He said some to the office tomorrow and they will address the issues.

VII: RESOLUTIONS::

1. 2022-16 APPROVING THE BILLS FOR THE MONTH OF MARCH

2022 IN THE AMOUNT \$506,632.55.

A motion to approve was made by Mr. Spicer, seconded by Ms. Richardson.

MR. BORIN: Resolution passes.

2. 2022-17 APPROVAL OF MONTHLY BILLS FOR APRIL 1 THRU APRIL 30 IN THE AMOUNT OF \$512,00.30.

A motion to approve was made by Mr. Spicer seconded by Ms. Richardson.

MR. BORIN: Resolution passes.

3. 2022-18 AUTHORIZING AND APPROVING WRITE-OFFS OF UNCOLLECTIBLE RECEIVABLES AND BAD DEBTS.

A motion to approve was made by Mr. Spicer, seconded by Ms. Richardson.

MR. BORIN: Resolution passes.

MR. BORIN: He stated he needed a motion to adjourn the meeting. He said they could have a motion to go into executive session and not return to public, in which case we could adjourn to the other building to the meeting room. He said he would take minutes of the closed session.

(Motion by Mr. Spicer, second by Ms. Richardson.)

YES: Mr. Spicer, Mr. Richardson.

(Meeting adjourned to closed session and not returning to public meeting)

(Meeting ends at 5:58 p.m.)

CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of May 12, 2021, digitally recorded and is prepared to the best of my ability.

/s/ Jennifer Wilson

Jennifer Wilson AD/T 623

AUDIOEDGE TRANSCRIPTION

FLORHAM PARK, NEW JERSEY

June 8, 2022

Date