

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

MINUTES OF REGULAR MEETING

April 7, 2021

1. **MEETING** called to order at 6:03 PM by Chairman, C, Blue, via a zoom conference call as directed in the meeting agenda dated April 1, 2021.

2. Pursuant to the Open Public Meetings Act adequate notice of this meeting has been provided in the following manner:

In accordance with the Open Public Meetings Act and the Emergency Remote Meeting Protocol for Public Bodies on January 7, 2021, an Annual and Electronic Notice of this Meeting was:

- a) Sent to the Record and the Jersey Journal;
- b) Sen to the Clerk of the Borough of Fort Lee and posted on The Housing Authority's officially designated bulletin board in The Borough Hall;
- c) Posted on the Fort Lee Housing Authority's website: www.flha.org
- d) Posted on the doors of the Housing Authority's Offices at 1403 Teresa Drive, Fort Lee, N.J.; and
- e) Access to participate in the meeting was included in said Notice.

The Secretary is hereby directed to enter into the minutes of this meeting this public announcement.

3. ROLL CALL:

PRESENT: Commissioners C. Blue, J. Silver, S. Bauer, E. O'Neill, R. Sohmer, D. Steinberg and A. Yook

ABSENT: None

4. MINUTES:

Motion made by C. Blue, seconded by J. Silver, to dispense with the reading of the Minutes for Regular Meeting of March 3, 2021 and to approve the Minutes as submitted.

Ayes: J. Silver, C. Blue, S. Bauer, E. O'Neill,
R. Sohmer, D. Steinberg and A. Yook
Nays: None
Abstain: None
Absent: None

5. DIRECTOR'S REPORT:

- 1) **VACCINATIONS.** We have been notified by the Fort Lee Health Department that we will be getting vaccinations on Friday, April 9, 2021. Beginning at 8:45 a.m. staff members will be vaccinated and then our seniors will be a bit later to allow them to get there with the help of staff members. We would like to thank Councilman Harvey Sohmer for his efforts in getting shots for our seniors and staff.
- 2) **LANDSCAPING BIDS.** John Donovan has been working on preparing our bids for landscaping at the Holtje House. They should be out for bids by the end of the month.
- 3) **OFFICE.** We have made some changes at the office. Christina Rodriguez who has been working part-time will now be working full-time. She is very good with the residents and Section 8 tenants.
- 4) **PAYMENT STANDARDS.** We are adjusting our payment standards for one and two bedroom units in Fort Lee from 100% to 110%. This will allow more tenants to look for affordable unit in Fort Lee and have them stay in Fort Lee.
- 5) **WAIVERS.** If you remember we implemented waivers as required due to the Coronavirus regarding our inspection of units per HUD. The inspector was given the option of not inspecting the apartment or if the tenant did not want an inspection the tenant and Landlord were give the right to waiver the inspection

provided they submitted a letter stating that they knew of no life safety issues and the apartment was deemed approved pending re-inspection at a later time. Alan (our inspector) and Lisa are now scheduling appointments for those Tenants who refused to be inspected.

6) Family Self-Sufficiency (FSS) Plan.

This program is for Tenants in Public Housing and on the Voucher Program to earn an escrow while on rental assistance. How it works is that as the tenants' 30% (their required payment of rent) increases through earned income the difference between the 30% they originally came on the program with and their current rent is saved for them in an escrow account to be used for car repairs to get to work; schooling for a better job and to buy a house,

Currently there is a cap on monies earned at \$ 25,000.00 this cap is being deleted. At one time this was a great amount to put down on a house as a deposit but not anymore.

Under the plan originally adopted the family had to be off all subsidy to complete the program and obtain their monies, I am changing that to read that the family does have to be off all other subsidies with the the exception of housing subsidies to complete the program and obtain in their monies.

6. NEW BUSINESS.

MOTION made by J. Silver, seconded by S. Bauer to approve the following Resolutions by Consent Agenda.

- A. Resolution 2294 to approve payment of the attached list of bills.
Resolution annexed hereto.
- B. Resolution No. 2295 adopting Payment Standards for one and two bedroom apartments at 110% of the Small Area Fair Market Rents.
Resolution annexed hereto.
- C. Resolution No. 2296 approving the implementation of Program Waives under the Coronavirus Aid, Relief and Economic Security (CARES) Act for Program administered by the Housing Authority of Fort Lee and the posting of same on the Authority's web side. Resolution annexed hereto.

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- D. Resolution No. 2297 authorizing and approving Amendments to the Family Self-Sufficient Action Plan dated October 1992 and all subsequent Amendments thereto. Resolution annexed hereto.

AYES: C. Blue, J. Silver, S. Bauer, E. O'Neill,
R. Sohmer, D. Steinberg and A. Yook
NAYS: None
ABSTAIN: None
ABSENT: None

Our next meeting will be May 5, 2021. Have a great month.

7. OPEN DISCUSSION: None

8. ADJOURNMENT:

MOTION made by C. Blue, seconded by A. Yook to adjourn the meeting at 6:40 p.m.

AYES: C. Blue, J. Silver, S. Bauer, E. O'Neill,
R. Sohmer, D. Steinberg, and A. Yook
NAYS: None
ABSTAIN: None
ABSENT: None

Respectfully submitted,



Terrence J. Corrison
Executive Director