

**MINUTES SCHEDULED CAUCUS MEETING – OCTOBER 17, 2016**

**Minutes of Scheduled Caucus Meetings of the Board of Commissioners of the Housing Authority of the Town of West New York, in the County of Hudson, State of New Jersey held in the office of the Housing Authority at 6100 Adams Street, West New York, New Jersey 07093 on October 17, 2016.**

Secretary Robert DiVincent called the scheduled meeting to order at 7:30 p.m.

**ADEQUATE NOTICE OF THIS SCHEDULED MEETING HAS BEEN PROVIDED BY WAY OF THE SCHEDULED CAUCUS MEETINGS, SCHEDULED REGULAR MEETING, AND THE ANNUAL RE-ORGANIZATIONS MEETINGS DATED DECEMBER 21, 2015 POSTED ON THE BULLETIN BOARD, FORWARDED TO THE JERSEY JOURNAL, THE BERGEN RECORD, EL ESPECIALITO, AND THE CLERK OF THE TOWN OF WEST NEW YORK.**

All Commissioners were present.

Mr. DiVincent referred to item #3 – Minutes of previous scheduled regular meeting dated October 17, 2016 asking if there were any corrections, additions, comments or questions. There were none.

Mr. DiVincent then referred to items #4 through #6 – Claims–General Fund Program, Capital Fund Program and Section 8/WTW Program, asking if there were any corrections, additions, comments or questions. There were none.

With regard to Item # 7- New Business - the following resolutions were brought before the Board:

Resolution No. 2016–046- Flat Rent Policy. Mr. DiVincent explained to the board how the Housing Authority charges 30% across the board to all tenants but there are situations where the tenant qualify when they move in but after a few years their entire household income goes up, then the tenant pays more than 30% and at this point the Housing Authority offered them the choice of 30% or the flat rent which is 85% of what their apartment will pay anywhere else in this area.

At this time Mr. DiVincent informed the board that the housing is moving forward with the RAD Program, closing is expected to be done between January and February, 2017. Also the board was informed that the main doors at 515-54<sup>th</sup> Street will stay closed all night and they will reopen in the morning.

At this time Vice-Chairperson Roque made a motion to adjourn and Commissioner Fernandez seconded.

Meeting adjourned at 7:41 p.m.

Respectfully Submitted,

Robert A. DiVincent  
Secretary

**MINUTES SCHEDULED REGULAR MEETING OCTOBER 17, 2016**

**Minutes of Scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of West New York, in the County of Hudson, State of New Jersey held in the office of the Housing Authority at 6100 Adams Street, West New York, New Jersey 07093 on October 17, 2016.**

Secretary Robert DiVincent called the meeting to order at 8:00 p.m.

**ADEQUATE NOTICE OF THIS SCHEDULED MEETING HAS BEEN PROVIDED BY WAY OF THE SCHEDULED CAUCUS MEETING, SCHEDULED REGULAR MEETING AND THE ANNUAL RE-ORGANIZATION MEETING DATED DECEMBER 21, 2015 POSTED ON THE BULLETIN BOARD, FORWARDED TO THE JERSEY JOURNAL, THE BERGEN RECORD, EL ESPECIALITO, THE CLERK OF THE TOWN OF WEST NEW YORK**

Saluted the Flag

The roll was called as follows:

**PRESENT:** Chairman-Rodriguez, Vice-Chairperson Roque, Commissioner Fernandez, Commissioner Oms and Commissioner Fuentes.

**ABSENT:** None

At this time Mr. DiVincent referred to item # 3 A - Minutes of Previous Regular Scheduled Meeting dated October 17, 2016. Board was asked to approve as presented. Said motion was made by Vice-Chairperson Roque and seconded by Commissioner Fernandez. The roll was called as follows:

**YEAS:** Chairman-Rodriguez, Vice-Chairperson Roque, Commissioner Fernandez, Commissioner Oms and Commissioner Fuentes.

**NAYS:** None

At this time Mr. DiVincent referred to items #4– Claims – General Fund, #5– Claims – Capital Fund Program #6 – Claims – Section 8 Voucher Program. Asking for a motion to accept as presented. Said motion was made by Vice-Chairperson Roque and seconded Commissioner Fuentes. The roll was called as follows:

**YEAS:** Chairman-Rodriguez and Vice-Chairperson Roque, Commissioner Fernandez, Commissioner Oms, Commissioner Fuentes.

**NAYS:** None

At this time Mr. DiVincent referred to Item #7 –

At this time Resolution No. 2016-046 was read as follows:

**WHEREAS, THE WEST NEW YORK HOUSING AUTHORITY** (hereinafter “Authority”) is a public body, duly formed under the LOCAL REDEVELOPMENT AND HOUSING LAW, L. 1992, C. 79 as amended (Chapter 12A-1 of Title 40A of the New Jersey Statutes Annotated) and possesses the power set forth therein; and

**WHEREAS,** the provisions of Section 238 of Title II of Public Law 113-235 and HUD directive establish parameters that the Housing Authority must use when determining the flat rent amounts to be established for rental of its public housing dwelling units; and

**WHEREAS**, these parameters specify that the subject flat rents must be set at no less than 80 percent of the HUD established Fair Market Rents (FMRs) for the Hudson County, New Jersey, housing market area, and be designed so as not to provide a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts; and

**WHEREAS**, in accord with HUD directive, effective October 1, 2016 80 percent of the FMR for an efficiency unit in the Hudson County housing market area is \$920.80 per month, 80 percent of the FMR for a one-bedroom unit in such area is \$1,022.40 per month, 80 percent of the FMR for a two-bedroom unit in such area is \$1,215.20 per month, 80 percent of the FMR for a three-bedroom unit in such area is \$1,556.80 per month, and 80 percent of the FMR for a four-bedroom unit in such area is \$1,675.20 per month; and

**WHEREAS**, in compliance with HUD directive the Housing Authority has updated its Public Housing Admissions and Continued Occupancy Policy to reflect the flat rent process and procedures established in accord with the above stated public law.

**BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the Town of West New York, that the following flat rents be, and hereby are established, effective January 1, 2017, for rental of the Authority's efficiency, one-bedroom, two-bedroom, three-bedroom and four-bedroom public housing dwelling units:

- Efficiency Unit (elevated and non-elevated) \$920 per month;
- One-Bedroom Unit (elevated and non-elevated) \$1,022 per month;
- Two-Bedroom Unit (elevated and non-elevated) \$1,215 per month;
- Three-Bedroom Unit (elevated and non-elevated) \$1,556 per month; and
- Four-Bedroom Unit (elevates and non-elevated) \$1,675 per month.

**BE IT FURTHER RESOLVED**, that a schedule of the flat rents established hereunder be posted immediately in the lobby of the Housing Authority 's main administrative office.

YEAS: Chairman-Rodriguez, Vice-Chairperson Roque, Commissioner Fernandez, Commissioner Oms, Commissioner Oms.

NAYS: None

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to approve. Said motion was made by Vice-Chairperson Roque and seconded by Commissioner Fernandez. The roll was called as follows:

YEAS: Chairman-Rodriguez, Vice-Chairperson Roque, Commissioner Fernandez, Commissioner Oms, Commissioner Fuentes.

NAYS: None

At this time Mr. DiVincent asked if there were any corrections, additions, comments or questions. There were none.

At this time Vice-Chairperson Roque made a motion to adjourn and Commissioner Fuentes seconded.

Meeting adjourned at 8:06 p.m.

Respectfully Submitted,

Robert A. DiVincent  
Secretary