

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
June 27, 2013

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, June 27, 2013 at the Salem Housing Authority Broadway Tower Community Room, 205 Seventh Street, Salem, New Jersey. The meeting convened at 5:00 p.m.

Chairwoman Moore announced the Sunshine Law requirement had been met, properly posted and advertised. She proceeded to call the roll at this time. Present were: Commissioner Juan Rosario, Commissioner Rev. Dr. Elmer Brown and Commissioner Evelyn Jones. Commissioner Fields and Commissioner Davis were absent. Also present was Solicitor Adam Telsey.

Chairwoman Moore asked for a motion to approve the May 23, 2013 minutes.

Commissioner Rosario made the motion and Commissioner Jones seconded. All present were in favor.

EXECUTIVE DIRECTOR REPORT

For the month of May 2013, the SHA posted a negative consolidated (Public Housing and Section 8 combined) net income of \$1,248. For fiscal year-to-date (10/1/12 to 5/31/13), it posted \$4,161 in negative net income. Executive Director Dice advised this should not be a cause for alarm. Because of the federal sequester, we are drawing down from reserves to meet the Section 8 rental payments. Since the Section 8 Housing Assistance Payment income from HUD is down, the Income Statement is showing negative. Executive Director Dice said he had planned for this.

HUD is forcing authorities to draw down their reserves. SHA has been approved for the shortfall funding. We will have to submit for the shortfall funding every single month. SHA is fine for the month of June.

Executive Director Dice said the financials for the public housing side is in fact, quite positive. For May 2013, the SHA posted a positive net income of \$4,551. For fiscal year-to-date (10/1/12 to 5/31/13), it posted \$8,066 in positive net income.

Occupancy

Francine Dickerson reported there are currently 3 vacant units; two of which only became vacant on 6/20/13. Interviews have been scheduled for all these units on July 9th. We are experiencing difficulty filling 3-bedroom units. Ivy Evans is going to try to find more ways to advertise for these apartments. One idea is to post on Facebook or Craigslist. In the meantime we will fill these units with 2-bedroom families and expand our marketing of our units. Ivy Evans told those present that Francine and Laurie have done a great job. They have had many recertification's to complete this past month.