

MINUTES OF A REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SALEM  
November 21, 2013

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, November 21, 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. Holland Fields and newly appointed Commissioner Rebecca Gower Call. Commissioner Brown and newly appointed Commissioner Veronica Santos were absent. Also present was Solicitor Adam Telsey.

Chairwoman Moore asked for a motion to approve the September 26, 2013 minutes. Commissioner Rosario made the motion and Commissioner Fields seconded. All present were in favor.

**EXECUTIVE DIRECTOR REPORT**

**Financials**

For the month of September 2013, the SHA posted a positive consolidated (Public Housing and Section 8 combined) net income of \$26,632. For Fiscal year-to-date (10/1/12 to 9/30/13) it posted a positive \$57,862 in net income. Executive Director Dice advised this positive net income is very good! For October 2013, the SHA posted a positive consolidated net income of \$10,956. Since this is the first month of the fiscal year, the year-to-date net income is also a positive \$10,956.

Executive Director Dice said that Salem has done a great job turning around its financial position in such a short period of time. He said that if they had not taken the drastic steps with personnel and organizational changes last year, he believes they would have posted a loss for the year.

**Occupancy**

Paul once again introduced Betsy Loyle, the new Director of Operations for all facilities. Ms. Loyle advised that the SHA occupancy rate has declined. There have been some maintenance issues that have contributed to this decline. Currently, there are two apartments that have been empty over 60 days. Additionally, Ms. Loyle advised the three bedroom apartments at Westside Court are very hard to fill. The four bedroom units do not turn much. Currently, occupancy is at 95.6%. Mrs. Moore asked how many three bedroom apartments SHA has in total. Ms. Dickerson replied there are about 12 three bedroom units. Ms. Loyle said we will have to up our game on turns.