

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
February 28, 2013

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, February 28, 2013 at the Salem Housing Authority Broadway Tower Community Room, 205 Seventh Street, Salem, New Jersey. The meeting convened at 5:04 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 Evelyn Jones, Commissioner Rev. Dr. Holland Fields, Commissioner Rev. Dr. Elmer Brown, Jr. and Chairwoman Moore. Commissioners Juan Rosario and Tyrus Davis were absent. Also present were solicitor Arnold Robinson, Matthew Robinson and members of the press. * Commissioner Tyrus Davis arrived at 5:10 p.m.

Chairwoman Moore asked for a motion to approve the January 31, 2013 minutes. Commissioner Fields made the motion and Commissioner Brown seconded. All present were in favor.

EXECUTIVE DIRECTOR REPORT

For fiscal year-to-date (10/1/12 to 1/31/13) the Salem Housing Authority posted a negative net income of \$17,346. It is currently depleting reserves in order to remain in operation. Mr. Dice advised emergent measures need to be taken in order for SHA to remain a viable ongoing operation. Mr. Dice also told those present that he went into emergency mode yesterday when he received a letter from HUD explaining what will happen tomorrow when sequestering takes place. We will be looking at an approximate loss of an additional \$128,000 in funding. Section 8 funding will go from 100% funding to 94%. Section 8 Admin will go down to 68% from 89%. Smaller agencies that only have one person in charge of Section 8 have nowhere to cut. Landlords will continue to want increases to contracts. There is a possibility that SHA will not be able to issue a voucher if one should come in. Public Housing funding will go from our current 92% funding to 81% funding.

Mr. Dice advised dramatic actions will be needed on how we handle the budget, how to keep tenants in apartments, and how to keep SHA buildings in repair.

Mr. Dice proposed the following measures be taken in order to help secure financial viability for the SHA:

1. Institute and continued use of a "Zero Tolerance" policy for rent collections.
2. Re-align staff priorities and work to accommodate the principles of filling vacant units and collecting rent.
3. Layoffs. To date we have been forced to lay-off a part-time security officer; payroll and payables clerk and a receptionist.