

PUBLIC MEETING NOTICE
HOUSING AUTHORITY OF THE CITY OF PASSAIC

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PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC REGULAR MEETING THAT WAS TO BE HELD AT THE **COMMUNITY CENTER, 299 GREGORY AVE, PASSAIC, NEW JERSEY ON OCTOBER 20, 2021 AT 6:00 P.M.** WILL BE HELD VIA ZOOM. FORMAL ACTION WILL BE TAKEN AT THE MEETING. THE AGENDA, AS IT IS PRESENTLY KNOWN, IS AS FOLLOWS:

A G E N D A

- ITEM A: READING OF THE OPEN MEETINGS ACT
- ITEM B: INVOCATION AND PLEDGE OF ALLEGIANCE
- ITEM C: ROLL CALL
- ITEM D: -APPROVAL OF MINUTES OF THE SEPTEMBER 15, 2021 BOARD OF COMMISSIONERS' MEETING
- ITEM E: REMARKS BY CITIZENS:

In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.) The Housing Authority of the City of Passaic opens every public meeting for comments of the public. Each person choosing to speak at the meetings will be limited to five minutes, to speak on any subject, on or off the agenda. All speakers must state their name and address for the record.

However, in accordance with N.J.S.A. 10:4-12 "nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting"

Therefore, please be advised that the Housing Authority of the City of Passaic will not entertain any comments from persons who communicate obscene material, make statements which are considered bias intimidation in which a person intends to intimidate any individual or group because of race, color, religion, gender, handicap, sexual orientation or ethnicity or makes comments intending to harass or speak in any offensive language. The person who makes these statements will relinquish their allotted five minutes for public discussion. Any person who persists in speaking out of turn, or interrupts the peace and order of the meeting will be escorted off the premises.

ITEM F: EXECUTIVE SESSION

ITEM G: RESOLUTIONS:

2022 BUDGET PRESENTATION

-VINCENT WYNTER, DIRECTOR OF FINANCE/OPERATIONS

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AS CONSENT AGENDA ITEMS. ANY MEMBER OF THE BOARD MAY REQUEST THAT ANY ITEM BE REMOVED FROM THE CONSENT AGENDA AND BE CONSIDERED SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

- 2021-63 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF SEPTEMBER 16, 2021 THROUGH OCTOBER 15, 2021
- 2021-64 RESOLUTION APPROVING THE HACP ANNUAL BUDGET FOR THE YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022
- 2021-65 RESOLUTION ADOPTING REVISIONS TO THE PERSONNEL POLICIES AND PROCEDURES MANUAL AND EMPLOYEE HANDBOOK
- 2021-66 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE CHESTNUT GARDENS RESIDENT COUNCIL, INC., FOR THE FISCAL YEAR OF 2022 IN AN AMOUNT NOT TO EXCEED ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00)
- 2021-67 RESOLUTION AUTHORIZING APPROVAL OF THE RESIDENT SERVICES ACTIVITIES BUDGET OF THE VREELAND VILLAGE COMMUNITY ASSOCIATION, INC., FOR THE FISCAL YEAR OF 2022 IN AN AMOUNT NOT TO EXCEED TWO THOUSAND EIGHT HUNDRED SEVENTY-FIVE DOLLARS (\$2,875.00)
- 2021-68 RESOLUTION AUTHORIZING EMERGENCY DECLARATION AND NEGOTIATIONS FOR FEMA CONSULTANT FIRM AND SERVICE CONTRACT
- 2021-69 RESOLUTION AUTHORIZING SERVICE CONTRACT AWARD FOR CONSULTANT PROPOSAL RELATING TO ENVIRONMENTAL PROTECTION COMPLIANCE

- 2021-70 RESOLUTION CONFIRMING ATTENDANCE FOR A SIXTY MINUTE VIRTUAL TRAINING MODULE BY NATALY HERNANDEZ SPONSORED BY COMPLIANCE PRIME ON OCTOBER 14, 2021 ENTITLED "THERE IS MORE TO MAINTENANCE TRAINING THAN NUTS AND BOLTS".
- 2021-71 RESOLUTION AUTHORIZING APPROVAL FOR ATTENDANCE AT THE 2021 FALL THREE-DAY VIRTUAL TAX CREDIT COMPLIANCE TRAINING OFFERED BY NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY (NJHMFA) ON OCTOBER 26-28, 2021.
- 2021-72 RESOLUTION AUTHORIZING ATTENDANCE FOR A NINETY MINUTE VIRTUAL TRAINING MODULE BY LISMARIE GUERRERO SPONSORED BY COMPLIANCE PRIME ON OCTOBER 28, 2021 ENTITLED "WORKING WITH ASSETS".
- 2021-73 RESOLUTION AUTHORIZING THE UPDATING OF FLAT RENTS FOR FINANCIAL YEAR 2021 EFFECTIVE JANUARY 1, 2022
- 2021-74 RESOLUTION AUTHORIZING THE CHANGE IN THE HOUSING CHOICE VOUCHER PAYMENT STANDARDS EFFECTIVE JANUARY 1, 2022
- 2021-75 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM ATLANTIC CITY, NJ BY TWO (2) COMMISSIONERS FOR THE PURPOSE OF ATTENDING THE NJNAHRO FALL CONFERENCE ON NOVEMBER 16-18, 2021
- 2021-76 RESOLUTION INTRODUCING PROPOSED UPDATES TO THE HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN FOR A 30-DAY RESIDENT COMMENT PERIOD
- 2021-77 RESOLUTION INTRODUCING PROPOSED REVISIONS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) FOR A 30-DAY RESIDENT COMMENT PERIOD

- ITEM H: CORRESPONDENCE
- ITEM I: COMMITTEE REPORTS
- ITEM J: RESIDENT COUNCIL REPORTS
- ITEM K: EXECUTIVE DIRECTOR'S REPORT
- ITEM L: TREASURER'S REPORT
- ITEM M: DIRECTOR OF FINANCE REPORT

– VINCENT WYNTER

- ITEM N: DIRECTOR HOUSING ADMINISTRATION PROGRAM'S REPORT
- JOANNA LARA
- ITEM O: DIRECTOR OF RESIDENT SERVICES' REPORT
- GLENNY CANDELARIA
- ITEM P: PROPERTY MANAGEMENT -PAHC (CHESTNUT/VREELAND)
- LORIANN CAMBURN
- ITEM Q: PROPERTY MANAGEMENT- AMP 1 (ALFRED SPEER VILLAGE)
-NATASHA PEARSON
- ITEM R: PROPERTY MANAGEMENT - PASSAIC SENIOR LLC (HECHT/MURPHY/
MILLER)
-JOANN ARROYO
- ITEM S: PUBLIC SAFETY LIAISON-
-DARRYL SMOOT
- ITEM T: OLD BUSINESS
- ITEM U: NEW BUSINESS
- ITEM V: ADJOURNMENT