

**PUBLIC MEETING NOTICE**  
**HOUSING AUTHORITY OF THE CITY OF PASSAIC**



PLEASE BE ADVISED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC WILL HOLD ITS REGULAR MEETING ON WEDNESDAY, OCTOBER 19, 2022 AT 299 GREGORY AVENUE, COMMUNITY CENTER, PASSAIC, NEW JERSEY 07055. 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 21, 2022 BOARD OF COMMISSIONERS' MEETINGS.
- ITEM E:      REMARKS BY CITIZENS (To be read into record):

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.

**10/19/2022**

ITEM F: EXECUTIVE SESSION

ITEM G: RESOLUTIONS:

**2023 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.

- 2022-66 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF SEPTEMBER 19, 2022 THROUGH OCTOBER 14,2022
- 2022-67 RESOLUTION APPROVING THE HACP ANNUAL BUDGET FOR THE YEAR BEGINNING JANUARY 1,2023 AND ENDING DECEMBER 31,2023
- 2022-68 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING THE REINSTATEMENT FOR THE POSITION OF OCCUPANCY SPECIALIST TO HIRE FOR HOUSING ADMINISTRATION
- 2022-69 RESOLUTION AUTHORIZING THE CREATION OF THE POSITION OF HOUSING ADMINISTRATION TECHNICIAN FOR THE HOUSING ADMINISTRATION DEPARTMENT.
- 2022-70 RESOLUTION AUTHORIZING THE TITLE CHANGE FOR RECEPTIONIST BILINGUAL(ENGLISH/SPANISH) TO CUSTOMER RELATIONS SPECIALIST BILINGUAL (ENGLISH/SPANISH).
- 2022-71 RESOLUTION CONFIRMING APPROVAL FOR A LIVE WEBINAR BY HOUSING SPECIALIST LISMARIE GUERRERO SPONSORED BY SPECTRUM COMPLIANCE TITLED “KEEPING IN COMPLIANCE” ON OCTOBER 18-19, 2022.
- 2022-72 RESOLUTION AUTHORIZING APPROVAL FOR A LIVE WEBINAR BY ASSISTANT PROPERTY MANAGER MARIO VASQUEZ SPONSORED BY SPECTRUM COMPLIANCE TITLED “INTRODUCTION TO THE LIHTC PROGRAM” ON OCTOBER 25, 2022.

- 2022-73 RESOLUTION APPROVING A COLLECTIVE BARGAINING BETWEEN HOUSING AUTHORITY OF THE CITY OF PASSAIC (HACP) AND LOCAL UNION 854 AFFILIATED WITH ALMAGATED TRANSIT WORKERS (LOCAL UNION 854).
- 2022-74 RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF PASSAIC (HACP) TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE HOUSING AUTHORITY OF BERGEN COUNTY (HABC) FOR PROCUREMENT.
- 2022-75 RESOLUTION REQUESTING APPROVAL FOR OFFICAL TRAVEL TO AND FROM ATLANTIC CITY, NJ FOR TWO (2) COMMISSIONERS AND ONE (1) HACP STAFF MEMBER FOR THE PURPOSE OF ATTENDING THE NJNAHRO FALL CONFERENCE ON NOVEMBER 14-17, 2022
- 2022-76 RESOLUTION AUTHORIZING THE CHANGE IN THE HOUSING CHOICE VOUCHER PAYMENT STANDARDS EFFECTIVE JANUARY 1, 2023
- 2022-77 RESOLUTION AUTHORIZING THE UPDATING OF FLAT RENTS FOR FINANCIAL 2022 EFFECTIVE JANUARY 1, 2023
- ITEM H: CORRESPONDENCE
- REPORTS; FAIR HOUSING & ACCESSIBILITY FOR PROPERTY MANAGEMENT
- ITEM I: COMMITTEE REPORTS
- PERSONNEL
  - FINANCE
  - YOUTH AND RESIDENT SERVICES
- ITEM J: RESIDENT COUNCIL REPORTS
- ITEM K: EXECUTIVE DIRECTOR’S REPORT- PAMELA MITCHELL
- 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 REPORT  
                                 -PASSAIC AFFORDABLE HOUSING COALITION  
                                 JOCELYN AGUILAR
- ITEM Q:      PROPERTY MANAGEMENT REPORT  
                                 -ALFRED SPEER VILLAGE  
                                 NATASHA PEARSON
- ITEM R:      PROPERTY MANAGEMENT REPORT  
                                 -PASSAIC SENIOR HOUSING LLC  
                                 JOANN ARROYO
- ITEM S:      PUBLIC SAFETY LIAISON  
                                 -DARRYL SMOOT  
                                 Submitted by LT. ENRIQUE HERNANDEZ, COMMANDER
- ITEM T:      OLD BUSINESS
- ITEM U:      NEW BUSINESS  
                                 -    NEXT BOARD MEETING TO BE HELD ON DECEMBER 14TH AT  
                                        33 ASPEN PLACE COMMUNITY CENTER
- ITEM V:      ADJOURNMENT