

MINUTES OF A REGULAR SCHEDULED MEETING OF THE
COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE BOROUGH OF
HIGHLAND PARK

The Commissioners of the Housing Authority of the Borough of Highland Park met for a Regular Scheduled Session <https://global.gotomeeting.com/joinhttps://352073829> at 6:30 PM on December 9, 2021, the hour and date duly established for the holding of said meeting.

The notice of compliance was read by Executive Director Brightman.

The meeting was called to order by the Chairman Rainwater at 6:41 PM.

A copy of the notice of this meeting setting forth the date, time and location of this regular meeting was posted on the Housing Authority's official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ, sent to Borough Hall for posting as follows:

<https://global.gotomeeting.com/join/352073829>

Phone: 1 (646) 749-3122

Access Code: 352073829

and was faxed to the Home News Tribune and Star Ledger and posted on the HPHA website on December 2, 2021.

Upon roll call, those present and absent were as follows:

PRESENT

Commissioners:

Ruby Hope, Commissioner
Jason Postelnik, Commissioner
William Rainwater, Chair
Diane Reh, Commissioner
Evelyn Sedehi, Commissioner

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director

ABSENT

Commissioners:

Raysa Martinez, Commissioner

Council Liaison:

Tara Canavera

A motion to approve the minutes of the Regular Meeting held on November 10, 2021 was made by Commissioner Hope and seconded by Commissioner Rainwater upon roll call the vote was as follows:

ROLL CALL: Hope Martinez Postelnik Rainwater Reh Sedehi
AYES: Hope Postelnik Rainwater Reh
NAYS: None
Abstain: Sedehi
Absent: Martinez

Public Comment I: none

New Business: none

Communications:

The loss control report was discussed. Chairman Rainwater suggested that the building and grounds committee get involved. He also suggested that Ms. Sriwardena notify our council liaison, Tara Canavera, about the curbing that was broken by the garbage trucks.

Executive Director Brightman stated that the concrete work would most likely be done in the spring.

Commissioner Postelnik suggested the use of the concrete patch as a temporary fix.

Executive Director Brightman stated that she contacted the Mayor about the vacancy on the Board of Commissioners. She went on to say that all Section 8 Tenants were sent a letter to ascertain their interest in serving. One tenant expressed interest, waiting to see if she follows through on filling out the volunteer participation form on the web page.

Attorney's Report:

Counsel Corrison reported that a new law "Fair Chance Housing Law" goes into effect on January 1, 2022. It entails the extent in which landlords are allowed to screen prospective tenants, specifically, in relationship to their criminal record(s). He stated that he was trying to contact the state as he believes the law does not apply to the administering of the Section 8 program.

Commissioner Postelnik volunteered to look at the law.

Executive Director Brightman stated that both authorities do not deny participants based on their criminal or credit records. Each case is analyzed separately. If someone has participated in rehabilitation programs, their record is not held against them.

Commissioner Sedehi asked if the courts are open.

Counsel Corrison responded, yes, but there is a vast backlog. He added that low-income tenants still cannot be evicted but judgements could be obtained against them.

Housing Director Sriwardena stated that the tenant who owes a large amount in back rent is not low-income.

Executive Director's report:

Executive Director Brightman stated that the audit is scheduled for early January.

Chairman Rainwater asked a question about the annual plan.

Executive Director Brightman stated that this requirement should have been eliminated with RAD as it was a means in which tenants could comment and have input into how a PHA was expending their Capital Fund with the RAD conversion. Therefore, it is just a formality at this point in time.

Staff reports:

Housing Director's report:

Housing Director Sriwardena informed the BOC that COVID booster shots will be given to residents, to date 32 are signed-up. She stated that two units had bed bugs and were treated and that Kronman had an ant infestation that was also treated.

Committee reports:

Chairman Rainwater stated that HPAHC and Kronman did not meet. However, the Housing Committee is going to meet with Triple C tomorrow to discuss potential housing opportunities.

Commissioner Hope asked about Triple C.

Chairman Rainwater replied that they build supportive housing developments.

Resolutions:

a) Reso #2021-33 – Adopting Monthly Bill List for November 2021

Motion moved by Commissioner Hope and seconded by Commissioner Sedehi to adopt Resolution #2021-33.

ROLL CALL: Hope Martinez Postelnik Rainwater Reh Sedehi
AYES: Hope Postelnik Rainwater Reh Sedehi
NAYS: None
Abstain: None
Absent: Martinez

The Chair thereupon declared said motion approved.

b) Reso #2021-34 – Adopting the Annual Plan

Motion moved by Commissioner Sedehi and seconded by Commissioner Postelnik to adopt Resolution #2021-34.

ROLL CALL: Hope Martinez Postelnik Rainwater Reh Sedehi
AYES: Hope Postelnik Rainwater Reh Sedehi
NAYS: None
Abstain: None
Absent: Martinez

The Chair thereupon declared said motion approved.

Old Business: None

Public Comment II: None

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Postelnik to adjourn at 7:20 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary