

MINUTES

GLOUCESTER TOWNSHIP HOUSING AUTHORITY

REGULAR MEETING

July 13, 2021 6:00PM

The Regular Meeting of the Gloucester Township Housing Authority was held remotely on July 13, 2021.

A roll call for remote attendance was taken:

COMMISSIONER CARLAMERE	PRESENT
COMMISSIONER ORNER	PRESENT
COMMISSIONER PICCOLO	EXCUSED
COMMISSIONER ROSSELL	PRESENT
COMMISSIONER MACPHERSON	PRESENT
COMMISSIONER HUNT	ABSENT

Also in remote attendance were William Snyder, Execu-Tech; Adrienne Cutter, Execu-Tech; Amy E. Shotmeyer, Esq., Solicitor, Councilwoman Grace

PLEDGE OF ALLEGIANCE Commissioner Carlamere prompted all who could stand to pledge the flag.

MOTIONS:

1. **Motion to Approve Meeting Minutes:** Commissioner Rossell made a motion to approve the minutes of the Regular Meeting held on June 8, 2021. Commissioner Orner seconded the motion. Said meeting minutes were approved unanimously.

CHAIRPERSON'S REPORT – NONE

ATTORNEY'S REPORT – NONE. No need for executive session.

OLD BUSINESS – MARKET TO AFFORDABLE (MTA)REPORT

Patrick Murray, MTA - Mr. Murray reported that in recent months a draft of manuals was given to attorneys for review. He also reported that research is continuing for available homes and that the program is continuing to be developed.

NEW BUSINESS – RESOLUTIONS

RESOLUTION 21-7-13-1 – Approving payment of invoices for the month of July. Commissioner Orner motioned to approve the July invoices and seconded by Commissioner Rossell. Said motion passed unanimously.

RESOLUTION 21-7-13-2 – Approval of bank signatories. Commissioner Orner motioned to approve the bank signatories and seconded by Commissioner MacPherson. Said motion passed unanimously.

COMMITTEE REPORTS – NONE

EXECUTIVE DIRECTOR'S REPORT –

Adrienne Cutter reported that inspections were scheduled for all units after all inspections had been on hold during the pandemic shut down. Adrienne thanked Senior Campus 1 resident Rose Amato for all her efforts organizing Bingo and planning this activity for the residents.

EXECUTIVE SESSION – NONE

COUNCIL LIAISON – Councilwoman Grace requested a tour of Senior Campus 1.

PUBLIC COMMENTS –

Denise Coyne

Q. Regarding disbursement of CDBG funds for security cameras, who applied for those funds? Was it the Housing Authority?

A. Bill Snyder reported that the Housing Authority applied for funds.

Q. Where are those security cameras going to be installed? Senior Campus 1?

A. Yes

Q. Question for Mr. Murray. What required numbers are you looking to meet?

A. State of NJ requires addition of 152 units by 2025. Take units that already exist (homes, apartments, condos), and deed restrict for affordable housing.

Q. I understand from Council that requirement was no longer needed for our program and the MTA program was replaced with the units being built in Lakeland. There is confusion somewhere because 159 units were replaced by Lakeland.

A. The Housing Authority is looking forward. By building additional units in Lakeland, if project comes to fruition, then scenario would be that numbers are met. If numbers are met or exceeded by 2025, would anticipate State would require additional units. Housing Authority is trying to be proactive. Program is in place to benefit the residents of Gloucester Township.

Additional comment by Ms. Coyne - Currently there is no MTA requirement. 159 units were replaced so that is no longer a requirement from my understanding.

Peter Heinbaugh

Q. Any update on the Housing Authority land purchase deal on the land parcel from Gloucester Township?

A. Commissioner Carlamere reported no update

Q. A few months ago, details were agreed upon between two related parties. If details were agreed upon, why was purchase transaction halted? Can you give me reason why halted?

A. No further comment per Commissioner Carlamere.

Q. All details were previously agreed upon. What stopped the transaction?

A. Ms. Shotmeyer reported the documents were in draft form. Agreements were never finalized and there has been no movement on the land purchase. Nothing has been finalized.

Q. Still doesn't answer what stopped agreement from being finalized.

A. Ms. Shotmeyer not aware of any stoppage. Documents just have not been finalized.

Mr. Heinbaugh further stated that the public needs to know the truth. This is a public entity, and this is public money.

Commissioner Carlamere stated that nothing is being held back. There has been no movement on the contract. Monies being referred to are COAH funds, which are monies put into a trust fund from developer's fees. No one is withholding information.

Mr. Heinbaugh further stated that Council passed resolution to agree on finalizing sale, yet something stopped it.

Denise Coyne

Follow up comments to Mr. Heinbaugh's questions

Mr. Carlamere stated this was a standard agreement of sale, he anticipated no problems at all. Six months later and public can't get any information on the status of hold up of this land deal from Township officials or the Housing Authority. When attorneys involved, they discuss issues with clients.

Ray Poladoro

Q. Conversation has gone back and forth from Council to the Housing authority with MTA. My question many months ago with Township Solicitor was if we would be able to implement program at the time people were leaving the Township and we had many vacant houses. We both agreed would be good idea. Since then, program began 18 months ago with the Housing Authority and Mr. Murray. Since then, Township has said MTA is not counted against the State required numbers. What are you doing with this program? It is obsolete. What have you done in last 18 months to make one property from market to affordable?

A. Mr. Murray stated he is a full-time schoolteacher and MTA program is something he does on average 8-10 hours a week, so it is not a full-time position. When dealing with a large sum of money and such a large area, there is a lot of investigation and research to do. Have looked at various options. As far as what has been produced, when began, several manuals, forms a prospective buyer would fill out, a marketing plan to educate residents. Have worked with code enforcement officials and county officials, worked with Triad. Doing due diligence. Has not come to fruition as quickly as I hoped.

Q. Respect job as educator. However, I differ with job performance and usefulness of MTA program. This program does nothing to help the required numbers that the Township needs to meet. Township is doing its job along with developers to put affordable housing into the Township. In last 18 months, not moving along quickly. It hasn't moved along at all. No homes have been produced. When program started, we were dealing with vacant home issue. Now the Township is experiencing a boom. No need to make marketable homes to affordable when Township can gain more tax revenue by keeping it on the market. People are moving into the Township. In last 18 months zero homes produced. Money being spent is detrimental. Money is a trust for affordable housing. Money is for people who need that housing and money is being spent on land back and forth and what you are looking to do is not going to produce anything. Program is not effective, and it is obsolete. Leave the homes to the market. If it's not helping numbers required by State, no reason for program.

A. No comments.

Q. The MTA numbers do not reflect the minimum required by the State for affordable housing. Town Council stated this at Township meeting MTA will not count against required numbers for the Township.

Mr. Heinbaugh

As part of update from Mr. Murray, he stated he won't reference individual property names, because they quickly go off the market so can't be considered. Doesn't this prove a point that MTA is meant to target properties with long history of vacancy? If we are identifying properties that next time you look at them, they are no longer on the market, that proves this program isn't needed for its purpose.

Commissioner Carlamere stated that Mr. Murray can respond but the job of Housing Authority is to select homes that can be rehabbed and sold so that families of need can move into the Township, so it does benefit the community.

Ms. Coyne

Q. Can someone explain relationship between Senior Campus 1 LP and the Housing Authority? If the Housing Authority is applying for CDBG money, that's going to be used to put a security system on a building owned by a for profit LP, I don't understand how that works.

A. Mr. Snyder stated that the Housing Authority is named as managing agent. Housing Authority is getting money to make repairs for the building. Senior Campus is a tax credit property, so this is structure.

MOTION TO ADJOURN – A motion to adjourn the meeting at 6:37 PM was made by Commissioner Rossell and seconded by Commissioner Orner. Said motion passed unanimously.

Respectfully submitted,
Adrienne M. Cutter

Dated: August 30, 2021