

**MINUTES OF A WORK SESSION MEETING OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JULY, 2022 AT VISTA VILLAGE, 70 SOUTH BURNETT STREET, EAST ORANGE, NEW JERSEY.**

**1. OPEN PUBLIC MEETING ACT & ROLL CALL**

The meeting was called to order at 6:08PM by Chairperson Shaw. The Open Public Meeting Act was read by the Secretary.

**PRESENT:**

Chairperson Fred Shaw  
Vice-Chairman W.G. Harris  
Commissioner Walter Waters  
Commissioner Nicole Amos

**ABSENT:**

Commissioner Cassandra Chatman

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Mr. Ronald Hunt, Esq., Legal Counsel

**2. OPEN DISCUSSION**

Commissioner Harris asked about check #11807, payment to City of East Orange. Mr. Gill explained there's a pilot agreement with the city regarding taxes, based on rental income from the tenants. The payment has not been made in a few years and represents three years of payments.

Commissioner Harris asked about check #11820 for igniters. Mr. Gill explained they are for stoves.

Commissioner Harris asked what is low-income housing. Mr. Gill responded Concord Towers is

consider low income. Vista Village is a tax credit building, with all vouchers.

There was a question regarding why 23 of 178 units failed inspection. Ms. Jones explained there are only 4 left. For some of the units they may go to court.

There was a question regarding the damaged apartment in Vista. Ms. Jones explained there was a fire. The tenant is back in the unit.

Commissioner Amos asked about the monthly stipends. Mr. Gill explained that money is paid to the tenants in return for odd jobs around the property.

### **3. ADJOURNMENT**

Work Session was adjourned at 6:56 PM.

**REGULAR MEETING** OF THE BOARD OF COMMISSIONERS OF THE EAST ORANGE HOUSING AUTHORITY, HELD ON JULY 12, 2022 at Vista Village, 70 South Burnett Street, East Orange, New Jersey

The Board of Commissioners of the Housing Authority of the City of East Orange met in a Regular Meeting, at Vista Village, on the 12<sup>th</sup> day of July, 2022. Chairperson Frederick Shaw called the meeting to order at 7:00 PM.

This meeting is called to order and is being conducted in conformity with the Open Public Meeting Act. Notice of this meeting was e-mailed to the Worrell Community Newspapers (EAST ORANGE RECORD) and NJ Advance Media (STAR-LEDGER) on Friday, December 17, 2021. This notice was e-mailed to the City Clerk Office and Public Information Office of the City of East Orange on Tuesday December 28, 2021. This notice was posted at the Administrative Office and the Authority's two public housing developments and the EOHA website on Tuesday, December 28, 2021. Due to the COVID-19 pandemic and its recovery period, 2022 annual/regular meetings for the first 6 months will be held virtually by dial-in number: 1-201-479-3015, conference ID: 11875113#; and the meetings for the second 6 months will be held onsite. Any changes will be posted on EOHA's website: EOHA.ORG at least 48 hours prior to the meeting date. The meeting will begin promptly at 7:00 PM.

**PRESENT:**

Chairperson Fred Shaw  
Vice-Chairman W.G. Harris  
Commissioner Walter Waters  
Commissioner Nicole Amos  
Commissioner Cassandra Chatman (via telephone)

**ABSENT:**

None

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Kassem Jones, Project Manager  
Ms. Juliana Reyes, Property Manager  
Ms. Tuesday Whitney, FSS Coordinator  
Mr. Ronald Hunt, Esq., Legal Counsel

**PUBLIC NOTICE OF REGULAR MEETING**

**TO: BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE, CITY CLERK OF EAST ORANGE, EAST ORANGE RECORD AND NEWARK STAR LEDGER**

Notice is hereby given pursuant to the Open Public Meetings Act, that a Regular Meeting of the Board of Commissioners of the Housing Authority of the City of East Orange, will be held on July 12, 2022, at Vista Village, for the purpose of acting upon:

- 2022-24 **AUTHORIZING OR RATIFYING PAYMENT OF THE BILL LIST FOR THE MONTH OF JUNE 2022**
- 2022-25 **RESOLUTION APPROVING AMENDMENT TO THE HOUSING CHOICE VOUCHER PROGRAM (HCV) ADMINISTRATIVE PLAN**
- 2022-26 **RESOLUTION AUTHORIZING WILBERT GILL FOR ATTENDING NJCPA - ATLANTIC CITY CPE CLUSTER IN ATLANTIC CITY, NJ, AUGUST 22-24, 2022**

And for the purpose of transacting any other business related hereto or which may properly come before each meeting.

1. **OPEN PUBLIC MEETING ACT and ROLL CALL**

**PRESENT:**

Chairperson Fred Shaw  
Vice-Chairman W.G. Harris  
Commissioner Walter Waters  
Commissioner Nicole Amos  
Commissioner Cassandra Chatman (via telephone)

**ABSENT:**

None

**ALSO PRESENT:**

Mr. Wilbert Gill, Executive Director  
Ms. Kassem Jones, Project Manager  
Ms. Juliana Reyes, Property Manager  
Ms. Tuesday Whitney, FSS Coordinator  
Mr. Ronald Hunt, Esq., Legal Counsel

2. **MINUTES**

**MOTION:** Commissioner Waters moved to approve the minutes of the previous meeting in June of 2022. Commissioner Harris seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Harris, Waters, Amos, Chatman.  
Nays: None.  
Abstentions: None.

The Resolution was approved 5-0-0.

3. **APPROVAL OF THE BILLS**

**MOTION:** Commissioner Harris moved to approve the payment of the bills for June, 2022. Commissioner

Waters seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Harris, Amos, Waters, Chatman.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

#### 4. VISITORS

**Victor Birdsell**, 35 McKay avenue, East Orange. Ms. Birdsell asked about the housing choice vouchers and did it go up for a 1-bedroom apartment. Mr. Gill responded it did go up 20%.

Ms. Birdsell said she must move and why can't she continue to pay her portion of the rent. Mr. Gill explained she must move because she doesn't have children, per HUD rules. Mr. Gill suggested she call him regarding her personal situation.

**Nakima Thompson**, Concord Towers. Ms. Thompson asked about Section 8 and why she must wait for approval for it to come through. Ms. Jones explained there is a waiting list to get in.

**Wanda Prophete**, 150 South Harrinson Street, apt. 2D. Ms. Prophete handed correspondence with the Board. She explained that she lives with here sister. She requested that her mother's Section 8 be used for her sister's apartment so she could take care of her mother and her sister. Mr. Gill said he would look into her case and follow up with her.

**Linda Finn**, apt 2E, Vista Village. She asked if

she could keep her Section 8 if she moved out. She was directed to Ms. Jones to explain her process.

**Stacy Williams**, apt 4V, Vista Village. Ms. Williams moved in August of 2020. Her fiance came to stay with her to take care of her. She wanted to add him on as a living aide. She met with Ms. Milton who was rude to her and told her she is not eligible for a living aide. Ms. Milton said because she didn't come to them and tell them what is going on, they feel they overpaid too much of her rent. She would be terminated from the program and her fiancé would not be allowed to come on the premises because she broke rules and regs. Ms. Jones said she will help her with the process, as she said through the meeting with Ms. Milton. She said Ms. Milton was correct in her assessment.

## 5. REPORTS

### COMMITTEE REPORTS

**REAL ESTATE DEVELOPMENT:** There was no report.

**FINANCE:** There was a meeting.

**BUILDINGS & GROUNDS:** There was no report.

**BY-LAWS & PROCUREMENT:** There was no report.

**PERSONNEL:** There was a meeting.

**NON-PROFIT COMMITTEE:** There was no report.

**EOHCDC BOARD OF DIRECTORS:** There was no report.

**LEGAL REPORT (Board Attorneys)**

There was no report.

**EXECUTIVE DIRECTOR**

Mr. Gill highlighted his report and answered questions from the Commissioners.

Ms. Jones highlighted her report and answered questions from the Commissioner.

Ms. Whitney highlighted her report and answered questions from the Commissioners.

**6. OLD BUSINESS**

There was no Old Business.

**7. NEW BUSINESS**

There was no New Business.

**8. RESOLUTIONS**

2022-25 **RESOLUTION APPROVING AMENDMENT TO THE HOUSING CHOICE VOUCHER PROGRAM (HCV) ADMINISTRATIVE PLAN**

Commissioner Harris moved to approve.  
Commissioner Chatman seconded. There were no questions.

ROLL CALL:

Ayes: Shaw, Harris, Waters, Amos, Chatman.



Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

2022-26      **RESOLUTION AUTHORIZING WILBERT GILL FOR  
ATTENDING NJCPA – ATLANTIC CITY CPE CLUSTER IN  
ATLANTIC CITY, NJ, AUGUST 22-24, 2022**

Commissioner Waters moved to approve.  
Commissioner Harris seconded. There were no  
questions.

ROLL CALL:

Ayes: Shaw, Harris, Waters, Amos, Chatman.

Nays: None.

Abstentions: None.

The Resolution was approved 5-0-0.

**9. ADJOURNMENT**

Commissioner Harris moved to adjourn the meeting.  
Commissioner Waters seconded. By unanimous  
acclamation the meeting was adjourned at 8:06pm.