

THE HOUSING AUTHORITY OF THE CITY OF CAMDEN
VIRTUAL SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
FRIDAY, OCTOBER 14, 2022

The Board of Commissioners of the Housing Authority of the City of Camden met for a Virtual Special Meeting on Friday, October 14, 2022, at 5:32 PM, E.S.T. Ms. Melody Johnson-Williams gave the virtual special meeting instructions. Ms. Edith Pagan gave instructions in Spanish. Commissioner Person-Polk welcomed everyone. Chuck Valentine began the meeting with an invocation and a Pledge of Allegiance to the flag.

Those present were as follows:

Present: Commissioner Alfred Dansbury
 Commissioner Alesha Figueroa-Falcon
 Commissioner Melwood Hannah
 Commissioner Nohemi Soria-Pérez
 Commissioner Deborah Person-Polk

In Attendance: Ms. Melody Johnson-Williams, Executive Director
 Mr. Charles Valentine, Director of Modernization
 Ms. Cristal Holmes-Bowie, Esq., of Michael A
 Armstrong & Associates, LLC
 Ms. Sadyhe Bradley, General Counsel
 Ms. Lakita Frederick, Manager, Senior Towers
 Ms. Wanda Riley, Asset Manager
 Ms. Naya Soto, Executive Secretary
 Ms. Melissa Bovil, Property Manager

MEETING CALLED TO ORDER

Cristal Holmes-Bowie, Esq., of Michael A. Armstrong & Associates, LLC. stated that the Special Meeting of the Housing Authority of the City of Camden Board of Commissioners for Friday, October 14, 2022, at 6:04 PM, with notice requirements provided for in Open Public Meetings Act, Section 5, Chapter 231 of Public Law 1975, have been satisfied. Notice was advertised both in the *Courier Post* in English and Spanish and in the *South Jersey Times* on October 5, 2022. It was also posted in the common areas of the Housing Authority, as well as notices sent to the City Clerk. At this time the meeting was called to order.

Commissioner Person-Polk:

Roll Call:

Ms. Melody Johnson-Williams

Commissioner Alfred Dansbury	Here
Commissioner Alesha Figueroa-Falcon	Here
Commissioner Keys Frazier	Absent
Commissioner Melwood Hannah	Here
Commissioner Cameron Hudson	Absent
Commissioner Nohemi Soria-Pérez	Present
Commissioner Deborah Person-Polk	Present

Mr. Johnson-Williams stated that there was a quorum.

OLD BUSINESS

Mr. Johnson-Williams stated there was no old business to discuss.

NEW BUSINESS

The Annual Plan Public Hearing Report.

Ms. Wanda Riley, Asset Manager from the Housing Authority of the City of Camden, stated that she would review two changes and updates to two sections of the Annual Plan – the Resident Initiatives Community Services portion and the Modernization portion, at which time Ms. Edith Pagan and Mr. Chuck Valentine would present for their departments.

She stated that because of changes to the plan last year from the COVID pandemic and continued occupancy, there were no changes this year. So, no changes to the ACOG to present this year.

For the community, Edith Pagan presenting the Community Self-sufficiency for the Resident Initiatives Department and that she was the Director of Resident Initiatives. She said the current plan stated Community Service and Self-sufficiency Resident Initiatives Computer Lab located at 150, the proposed changes were to update the computer lab with new computers and technology that will breach the digital divide by providing enhanced knowledge and training resulting in economic empowerment.

Next in the current plan, there were community engagement opportunities to strengthen the overall HACC communities. The proposed changes to the plan state we want to grow the current women's group and establish focused senior, men, and youth groups. The groups will be open to all HACC sites with the goal to bridge the divide among communities. And third, currently HACC has 41 county, city, and local community partners. And the proposed changes are to increase the number of community partnerships to link and leverage meaningful public and private resources where neighbors share a mutual interest in the increased freedom of choice, going for economic self-sufficiency and personal reliance. This is the from the Housing Authority of the City of Camden, the Summary Report, Community Self-Sufficiency.

Commissioner Person-Polk asked if there were any questions from the commissioners. No questions.

Ms. Riley stated that the next portion of the presentation would be from Mr. Valentine, speaking on the updates and changes made to his portion of the plan, which is the modernization portion.

Mr. Valentine stated that he was speaking on the 2-pager titled "Modernization and Development Activities." He stated a change for Ablett Village, now under construction from the received CNI grant. It had 425 units. There were 4 changes and now it's 5, so that's the change. They received a 9% tax credit in September for Phase II, so the unit count stays the same from last year to this year. It's just that there are now five phases instead of four. That's the only change.

For Chelton Terrace, there's 66 units. The Board approved in December 2013 to do RAD conversion of all developments. It was being done slowly with all of Branch and McGuire complete. The first phase of Ablett and the rest of those will be done. They're now proceeding with Chelton, Phase I. It will be the very first one that the Housing Authority has ever owned and operated and will continue to do so, even under the RAD conversion. He stated this would use only capital funds, with a purpose of no debt financing on this RAD conversion. There was not enough money to pay that debt, and most of the costs are for HUD's required replacement reserve. That's the change for Chelton.

He stated the changes for Kennedy, Westfield, and Mickle are that they were going to do RAD conversion for those in 2021 and 2022. It was moved back because at one point the Biden administration was suggesting they were going to give more capital funds to all Housing Authorities across the country, and they were waiting for that for the three towers because there was not enough cash flow there to provide any debt service.

So, they've been doing some capital improvements anyway to the buildings, and more are to come. Replacing the roofs. They painted them, did bird netting, but also trying to do HVAC system for heating and cooling for one of the other two towers, just like at Kennedy Tower. So, the RAD conversion was delayed by a year or two.

And Chelton, Phase II, they're using the option to take that property back, and the owner entity is willing to give it back to Housing Authority. So, they will do a RAD conversion once they own the property a year or two later. So that's the change for Chelton, Phase II that's 101 units. The first Chelton was 66 units.

The transfer of the three Baldwin's Run phases has occurred. Now the Housing Authority's Watson Street Management Development corporations, there were two LLCs that are the members of the Ownership Entity for all three phases. The RAD conversion for 2022 is being deferred for a year or two until they get used to operating it. Besides that, they have a 20-year bond which is over in 2025. And so, since they're public housing units, they'll continue to pay that bond off with capital funds.

For Morgan Village, Roosevelt Manor, Phases 5, 9, and 10, they're owned and operated by Michael's. There was going to be a RAD conversion with them, but they're no longer interested. So, the Housing Authority has option agreements for those as well, and they're going to exercise

the first option agreement on one of them and do the same for the other two when Reno & Cavanaugh, their outside counsel, advises them to do so. Once they're acquired, they'll also wait for year or two to do the RAD conversion at those sites and continue to pay down the debt service, bond.

Conversion to public housing, no change. Home ownership, no change on Branch. Cramer Hill was added since receiving the HUD CNI grant because they will be doing some home ownership units in Cramer Hill. The project-based vouchers, there's no change. The rental assistance demonstration was new and exciting. HUD has given all Housing Authorities the right to use their Faircloth Limit units, and that's units that the HA had operating subsidiary for back in October of '98, and you still have that subsidy. Just no units for it, so they can make that subsidy available to other affordable housing providers. And in this case, they're making it available to the transit-oriented development at the Ferry Avenue station. So, they're providing 40 Faircloth units, Section 8 units for that particular development. So that's exciting for us because it's a first and they're using up subsidy after sitting for many, many years.

Commissioner Person-Polk asked if there were any questions from the commissioners.

Commissioner Hannah thanked Chuck for the thorough update. He asked if there were any financial implications with all the changes? Mr. Valentine stated no other than receiving money, which was always what they tried to do. He stated it was all upside. For example, the \$35 million CNI grant was used for seed funds to raise an additional roughly \$80 million to do the 420 something units in Cramer Hill, an example of leveraging funds for other funds.

Commissioner Person-Polk reminded that there were new commissioners that were not familiar with the plan. Mr. Valentine suggested giving a presentation for the new commissioners. Commissioner Person-Polk suggested that Melody set that up with the commissioners, going over the document. Mr. Valentine suggested going over all the development activities of what's being done and what his department does.

Commissioner Hannah asked about taking a tour of the properties with Mr. Valentine. Other commissioners liked the idea as well. Ms. Johnson-Williams will ask Naya to send out some dates to coordinate with the three commissioners as well as with Chuck Valentine.

Commissioner Person-Polk asked if there were any other questions or concerns from the commissioners. None.

Ms. Johnson-Williams stated that she didn't see any from the public as well.

Commissioner Person-Polk asked to move to resolutions. Resolution 22-57.

RESOLUTIONS

Resolution 22-57 – Wanda Riley, Asset Manager. Resolution 22-57 was the resolution authorizing the transaction approving the submission of the Housing Authority of the City of Camden 2023 Annual Plan to the U.S. Department of Housing and Urban Development (HUD) and authorizing the Executive Director, or her designee, to execute documents and to do all things necessary to effectuate the transaction.

Commissioner Person-Polk asked if there were any questions from the public. Ms. Johnson-Williams stated there were no questions from the public.

Commissioner Person-Polk asked if there were any questions from the commissioners.

Entertain a Motion to accept Resolution 22-57.

- 1) Motion – Commissioner Soria-Pérez
- 2) Seconded – Commissioner Figueroa-Falcon
- 3) Moved and seconded. Roll Call:

Ms. Johnson-Williams:	Commissioner Dansbury	Yes
	Commissioner Figueroa-Falcon	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hannah	Yes
	Commissioner Hudson	Absent
	Commissioner Soria-Pérez	Yes
	Commissioner Person-Polk	Yes

Commissioner Person-Polk asked if there was a need to go into Closed Session. Mrs. Johnson-Williams stated there was no need for a Closed Session.

Entertain a Motion to vote down Resolution 22-58.

- 1) Motion – Commissioner Figueroa-Falcon
- 2) Seconded – Commissioner Hannah
- 3) Moved and seconded. Roll Call:

Ms. Johnson-Williams:	Commissioner Dansbury	Yes
	Commissioner Figueroa-Falcon	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hannah	Yes
	Commissioner Hudson	Absent
	Commissioner Soria-Pérez	Yes
	Commissioner Person-Polk	Yes

PUBLIC PARTICIPATION

No comments.

Entertain a Motion to adjourn.

- 1) Motion – Commissioner Figueroa-Falcon
- 2) Seconded – Commissioner Hannah
- 3) Moved and seconded. Roll Call:

Ms. Johnson-Williams:

Commissioner Dansbury	Yes
Commissioner Figueroa-Falcon	Yes
Commissioner Keys Frazier	Absent
Commissioner Hannah	Yes
Commissioner Hudson	Absent
Commissioner Soria-Pérez	Yes
Commissioner Person-Polk	Yes

ADJOURNMENT: 5:58 PM

Attested to this 14th day of October 2022.

ATTEST:



Melody Johnson-Williams
Executive Director

APPROVAL:



Deborah Person Polk, Chairperson
Board of Commissioners