



**Regular Meeting: Thursday, September 24, 2020**

**Time: 10:30 a.m.**

**Location: Meeting to be held via ZOOM**

## **MINUTES**

### **CALL MEETING TO ORDER**

President DeJohn called the meeting to order at 10:30AM via ZOOM.

### **ROLL CALL:**

#### Present

Janice DeJohn, President  
Eric Chubenko- Senior Vice President  
Douglas Dzema- Treasurer  
Sherry Sims- Recording Secretary  
Ron Van Rensalier, Corresponding Secretary  
Hector Fuentes, Vice President, Commissioners  
Vernon Lawrence- Vice President, Community Development  
Randall Wood- Vice President, Professional Development  
Kimberly Gober- Vice President, Housing  
Rick Iovine- Vice President, Legislation  
Gary Centinaro, Vice President, Member Services  
Joseph Billy, Trustee  
Anthony Feorenzo, Trustee  
John Clarke, Trustee  
Joseph Capano, Trustee  
John Mahon, Trustee  
Louis Riccio, Trustee  
Lynn Bartlett, Trustee  
Christopher Marra, Trustee  
Domingo Senande, Trustee  
Victor Cirilo, Immediate Past President  
Bill Snyder, Service Officer

#### Absent

E. Dorothy Carty-Daniel, Trustee  
Robert DiVincent, Trustee  
Jack Warren- JIF Representative

President Janice DeJohn took a moment to thank Randall Wood- Vice President, Professional Development for inviting her to the groundbreaking ceremony in Plainfield for a new apartment building being built. President DeJohn congratulated Randall Wood on a job well done.

**APPROVAL OF THE MINUTES:** July 23, 2020 meeting

Motion: Gary Centenaro

Second: Sherry Sims

All other members present voted in the affirmative, none were opposed.

**REPORTS**

- **Senior Vice President**- No Report
  
- **Treasurer**-  
Treasurer Douglas Dzema reported on the transaction detail report for dues collected from 77 Housing Authorities in the amount of \$13,475.00. Douglas Dzema reported on the Compilation Report which was received by Hymanson, Parnes and Giampaolo for year ending December 31, 2019 and 2018. Douglas Dzema made a motion to approve the bill list in the total amount of \$8,700.00. Joseph Billy seconded the motion. President DeJohn wanted to discuss a check to Tiara Bryant in the amount of \$500.00. She did not complete her fourth year of college and NJNAHRO extended the scholarship one more year for her. She only completed one semester last year, and submitted a medical note. It was agreed upon that she get half the payment in the amount of \$500.00. All members present voted in the affirmative and none were opposed.
  
- **Recording Secretary** – No Report
  
- **Corresponding Secretary** – No Report
  
- **Commissioners**- No Report
  
- **Community Development**- No Report
  
- **Professional Development**–  
Vice President Randall Wood reminded everyone that the capital fund emergency/natural disaster application deadline is November 17, 2020.
  
- **Legislation**-  
Vice President Rick Iovine reported that Congress is still at a standstill with the Heroes Act.
  
- **Housing**-  
Vice President Kimberly Gober gave a follow up regarding the waivers on zero HAP extensions and you can claim the admin fee for them. NJ

executive orders extend the public health emergency, therefore executive orders regarding use of security deposit funds and eviction moratorium remains in effect. The CDC has an eviction moratorium to cover the states that do not have an order in place. There are criminal penalties both personally and for the organization for non-compliance. HUD should be publishing a notice updating the waivers as well as a updating the Cares Act. Kimberly reported that FEMA is making policy changes to their eligible expenses.

A new notice was published, 2020-26 which covers the use of operating funds if you are converting to RAD. She also reported on the notice 2020-23- Use of Proceeds under Section 18 Disposition or Section 22 Voluntary Conversion.

Lastly, NAHRO has a survey regarding rent collections and HAP costs.

- **Membership Services**- No Report

- **Service Officer**

Bill Snyder offered a proposal from James Strategy Group for \$2,000.00 a month for 5 months to work as a consultant to get NJNAHRO approved to do state mandated trainings for Commissioners and Executive Directors. There was a discussion regarding the price of the proposal and what their expectations were. They discussed setting up a committee to prepare a proposal to be submitted. John Clarke will be reaching out to the Deputy Commissioner Bob Long.

## **RESOLUTIONS**

No resolutions

## **OLD BUSINESS**

None

## **NEW BUSINESS**

Fall conference is cancelled and is booked for November 2021. President Janice DeJohn reported on the Scholarships this year which totaled the amount of \$23,000. There was one that was ineligible due to their grades and 3 scholarship recipients that did not submit necessary paperwork. The deadline for the scholarships was August 31, 2020. There was also an internship for Secaucus HA that was subsidized by NJNAHRO. The intern completed many recertifications for Secaucus.

There was a discussion to have another virtual training regarding the Cares Act money. The last two virtual trainings that were held had good turn outs.

## **OTHER BUSINESS**

Gary Centenaro opened a discussion for NJNAHRO to donate money to build an affordable housing unit in Madison. Madison HA is celebrating Affordable Housing Month as well as its 50<sup>th</sup> anniversary and the retirement of Louis Riccio on October 23, 2020. Gary Centenaro made a motion to donate \$10,000.00 to the building of an affordable housing unit in Madison with a plaque recognizing NJNAHRO's donation. Eric Chubenko seconded this motion and all other members present voted in the affirmative, Louis Riccio abstained.

## **ADJOURNMENT**

MOTION: John Clarke

SECOND: Gary Centenaro

TIME: 11:37