A meeting of the Paramus Affordable Housing Corp, In Borough Hall, was called to order at 5:36PM, by Mayor Richard LaBarbiera.

NOTICE OF MEETING
The board secretary announced that in accordance with the Open Public Meeting Act, adequate notice of this meeting was given.
Notice sent to The Record on March 13, 2019.
Copy of notice posted on the public announcement bulletin board
Copy of the same submitted to the Borough Clerk’s office

PLEDGE

ROLL CALL
Present: Mayor Richard LaBarbiera, Councilman Ralph Amato, Member Michael Blitzstein,
Member Dennis Arslanian, Member Joseph Garcia
Also present: Don Caminiti, Esq.
Diane Gloria
From Public: Joseph D’Arco, Borough Administrator
Maria Harkin
Peter Caminiti
Dan Ritchy, Marzulli Real Estate

Minutes from prior meeting of December 10, 2018
MOTION: Joseph García
SECOND: Dennis Arslanian
All in favor
Motion carried
NEW BUSINESS:

To reappoint Affordable Housing Attorney Don Caminiti
MOTION: Joseph Garcia
SECOND: Michael Blitzstein
All in favor
Motion carried.

BEHNKE
Part Time secretary to Behnke Housing
D. Ritchy: Certification is needed for this job position; site management handout. It’s a site manager position, not secretary.
- Certification requirement for tax credit
- Two (2) day class with a test that needs to be passed.
- Marzulli to look for the new part time employee.

Issues with Jack, the manager will only take orders from Diane, not Marzulli.
D. Gloria: Mortgage payments are only one month behind. Rent increase to pay mortgage? Need to increase rent by 3%, Mr. Katchen said 1.5% and will work on refinance. Refinancing will bring monthly payments down.

Need January subsidy. Follow up with Joe D’Arco with resolution from Jaime in Kaufman’s office.

Dan Ritchy asked to attend the housing meetings quarterly.

At this time Joseph D’Arco left the meeting: 6:01pm

P. Caminiti: Who should flag problems within the building? Site manager should let the board know. Re-evaluate building is falling apart.
D. Caminiti: Contract will not be able to change.

Motion
To sign 1 year contract with no change
MOTION: Joseph Garcia
SECOND: Michael Blitzstein
All in favor
Motion carried

At this time Dan Ritchy left the meeting: 6:11pm
D. Gloria:  Bobby Chaffin listed his house on his own and received $580,000.
Maria Chaffin, qualifies to pay $400 per month rent.  Will the board subsidize her rent?
J. Garcia: How are people chosen for this? How does the public not know about this service?
D. Gloria: Its word of mouth.

Daughter Maria Chaffin was given the opportunity to live in a two (2) bedroom, but opted for a single apartment.
This needs to be a temporary subsidy.
We helped her father, but we are not required to help children when they were offered a two (2) bedroom apartment.
There needs to be a clear process on subsidy.

MIDLAND AVE
Independent developers are allowed to set credit score, interview and do background checks.
Affordable Housing requirements have to offer at least one (1), three (3) bedroom apartment, along with one (1) and two (2) bedrooms.

REHABILITATION PROGRAM
Palisades Park payment on a monthly basis to CFO, CFO chose to pay a yearly bill.
They were improperly billed.

Group home on Paramus Road wants the board to endorse a resolution for them for improvements on the building.
Any information on this needs to be forwarded to Paul Kaufman.

*Meetings for 2019 will be:
March 18, 2019
May 20, 2019
July 8, 2019
September 9, 2019
November 4, 2019

MOTION TO ADJOURN
MOTION – Dennis Arslanian
SECOND – Michael Blitzstein
All in favor
Motion carried
Meeting adjourned: 6:54pm