

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
November 25, 2024 - 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held November 25, 2024, at 4:00 p.m. in the Management Offices of the CMHA located at 639 Lafayette Street, Cape May, NJ 08204.

The meeting was called to order by Vice-Chair Hodgetts who requested everyone to rise for the Pledge of Allegiance.

Vice-Chair Hodgetts read Sunshine Law.

Upon the call those presents were:

Vice-Chair Hodgetts	(in person)
Commissioner Faison	(via teams)
Commissioner Nuschke	(in person)
Commissioner Towns	(in person)
Commissioner Dr. Traficante	(in person)

Commissioner not present: Lafferty and Martz

Also, present were Ron Miller, Director Affordable Housing, Mike Watson, Esquire – Solicitor (via Teams), Linda Cavallo, Fee Accountant and Maryellen Francke, Site Manager

Minutes

Vice-Chair Hodgetts requested a motion to approve the Regular Minutes from October 28, 2024, Board Meeting. A motion was made by Commissioner Traficante and seconded by Commissioner Towns. The following vote was taken:

Vice-Chair Patricia Hodgetts	(Yes)
Commissioner Faison	(Abstain)
Commissioner Laurel Nuschke	(Yes)
Commissioner Linda Towns	(Yes)
Commissioner Dr. Traficante	(Yes)

Vice-Chair Hodgetts asked Ms. Cavallo to present the monthly accounting report.

Ms. Avena presented the one-month end Income & Expense Statement.

Executive Director’s Report:

Mr. Miller introduced himself as the Director of Affordable Housing. He advised Ms. Jones is unable to attend the meeting but sends her regards so he would be filling in for her.

Mr. Miller stated the Administrative Report would stand as submitted but highlighted two items:

- Two vacancies, one each on Broad and Lafayette.
- The Dedication Ceremony for the Playground/Pavilion was a nice event, everyone was pleased with the new playground equipment as well as the new Pavilion.

Mr. Miller advised that going forward there will be a change in the lease up process. Since there have been some changes with respect to the leasing up of units including several compliance requirements all the leasing processes will be unified under one “umbrella” of the Vineland Public Housing Manager. The Cape May Housing Authority Waiting List will not be changed or altered. The only seamless change will be regarding the processing of the documents. The Cape May Housing Authority will meet and show the unit to the applicant as well as having the new tenant sign the required paperwork.

Regarding Commissioner Towns’ question about the effect on current applications. Mr. Miller restated that the applicants will not recognize any changes as the changes apply to the documentation. Current applicants will continue to be contacted once a unit is available.

REVITALIZATION PROGRAM:

Mr. Miller advised that Ms. Jones will be providing an update with respect to future meetings with the City.

In response to Commissioner Traficante’s questions concerning the Fair Share Housing Numbers that have just been published those apply to the City not the Authority. The Authority will only become involved if the City contacts them.

Concerning Commissioner Nuschke’ question as to whether other municipalities work with Housing Authorities in achieving affordable housing goals, Mr. Miller responded that there are instances where Authorities have worked with municipalities to achieve their goals.

Vice-Chair Hodgetts then addressed the resolutions as follows:

Resolution #2024-34
Resolution Approving November 2024 Expenses

Vice-Chair Hodgetts called for a motion to approve Resolution 2024-34 A motion was made by Commissioner Traficante seconded by Commissioner Towns.

The following vote was taken:

Vice-Chair Patricia Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Linda Towns	(Yes)
Commissioner Dr. Traficante	(Yes)

Resolution #2024-35
Resolution Approving 2025 Board Meeting Schedule

Vice-Chair Hodgetts called for a motion to approve Resolution 2024-35. A motion was made by Commissioner Traficante seconded by Commissioner Towns.

The following vote was taken:

Vice-Chair Patricia Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Linda Towns	(Yes)
Commissioner Dr. Traficante	(Yes)

Vice-Chair Hodgetts called for any comments from the Board.

With no further business to discuss, Vice-Chair Hodgetts entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Towns; seconded by Commissioner Nuschke. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 4:28p.m.

Respectfully submitted,



Jacqueline S. Jones
Executive Director

Ron Miller
Director Affordable Housing