

*These minutes are not verbatim, but a condensed version of what transpired at the Lakewood Housing Authority (LHA) Board of Commissioners Regular Meeting held on **Tuesday, June 28, 2016, at 6:12 pm**, in the Community Room at the Rev. Albert Clayton Administration Building, 317 Sampson Avenue, Lakewood, NJ.*

MEETING CALLED TO ORDER

Ms. Medina called the meeting to order at 6:12 pm. Ana María García announced that consistent with the Open Public Meetings Law: P.L.1975 c231, which requires that all meetings of public bodies shall be open to the public at all times, a notice of this meeting was provided to the clerk of the Township of Lakewood, the Ocean County Library, the Asbury Park Press, and the Star-Ledger on January 26, 2016, and was posted on the Authority's official designated public bulletin board at the LHA Administration Building, as well as the LHA website.

ROLL CALL

On roll call, attending Commissioners were:

Miriam Medina – *Chairperson*
Eric Sherman – *Vice Chairperson*
Gregory Stafford Smith – *2nd Vice Chairperson*
Nechama Heinemann – *Commissioner*
Shabsi Ganzweig – *Commissioner*

Also attending:

Mary Jo Grauso – *Executive Director*
Scott Parsons – *Assistant Executive Director*
Terrence Corrison – *Attorney*

Absent were:

Joseph Weingarten – *Commissioner*
Angela Caldwell – *Commissioner*
Ray Coles – *Township Liaison*

PRESENTATION BY NJ DEPARTMENT OF CHILDREN AND FAMILIES' DIVISION OF CHILD PROTECTION AND PERMANENCY (CP&P)

Ms. Grauso introduced representatives from the NJ Department of Children and Families (DCF), who presented the New Opportunities to Serve Homeless Youth and Families Demonstration Project to the Board, which Ms. Grauso had previously outlined at the May Board Meeting.

Ms. Amanda Farley, Program Development Specialist in the Office of Strategic Development, began by describing the Department's mission to ensure the safety, permanency and success of New Jersey's children and families in partnership with New Jersey communities. Housing is a basic need which, unmet, can severely impact the success of Child Welfare-involved youths or youth who are aging out of foster care. They are experiencing homelessness or inadequate housing. Therefore, DCF leadership is committed to long-term supportive housing as a part of their service array.

In January 2016 HUD released a notice of a Demonstration Project that would allow Housing Authorities to work with DCF offices to provide housing for these youths. Only four Housing Authorities in New Jersey are eligible for this opportunity. The LHA, which has a Family Unification Program (FUP) and Family Self-Sufficiency (FSS) Program, is one of them.

Luther Owens, Homeless Youth and Special Initiatives Coordinator in the Office of Adolescent Services, who oversees housing initiatives for Adolescent Services, stated that his Division's mission is to assist young people in transitioning to adulthood. In 2015, Monarch Housing Associates conducted a two-day count in New Jersey and found 1,100 homeless young people, between the ages 18 to 24. Currently, there are three types of housing available for these youths. The 30-day short term shelters and the transitional housing are closed to young people over the age of 21. The best of the three is subsidized Supportive Housing, but there are only four programs in the state, which is why the New Opportunities to Serve Homeless Youth and Families Demonstration Project is so important. Youth participating in the Demonstration may remain in their homes even when they are over the age of 21, and for up to 6.5 years, perhaps longer. As noted in the Memorandum of Understanding (MOU), supportive services will be made available to them, which include life skills, education, and employment readiness.

Ms. Farley reiterated the State's desire to enter into the MOU with the LHA. She reviewed the application process, stating that its simplicity was an indication of HUD support for the program. The Department had received encouragement from HUD Washington as well as from the Local HUD office.

Judith Green, CP&P Area Director of Monmouth and Ocean Counties, provided a brief overview of the work being done with 150 young people in Ocean County and emphasized that LHA participation in this Demonstration would greatly help to stabilize these youths. They are working and going to school and the program would shine a spotlight on Ocean County, making this a good opportunity for everyone involved. She then opened the meeting to questions from the Board.

Mr. Ganzweig thanked the panel for their interesting presentation and asked who would be doing the application intake. Ms. Green answered that it would be collaborative, but the participants would be taken from the current pool of youths in the system and that they would be surrounded by supportive services. Mr. Stafford Smith asked about how many youths are in need. Mr. Owens responded that 125 young people, mostly from Ocean County have contacted the Division in search of housing.

Mr. Stafford Smith spoke of his experience with young employees who have no housing and/or training for employment and said that he was encouraged by the opportunity that would be made available to youth through this Demonstration.

Ms. Grauso added that she was heartened by the relationship the LHA already has with the members of the panel as well as the Executive Director of Adolescent Services, Jessica Trombetta; and she was confident that the supportive services they would provide to these new Voucher holders would be an important step leading youth to independence.

The panel thanked the Board for their attention.

READING OF MINUTES

Minutes of the Regular Board Meeting of May 24, 2016 were reviewed. Motion to approve made by Mr. Sherman, seconded by Mr. Stafford Smith. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, Mr. Ganzweig, and Ms. Medina. Minutes were approved.

Mr. Ganzweig questioned whether the Minutes of the Rescheduled Regular Board Meeting of April 26, 2016 had been properly approved because he had abstained and there had been only three other Commissioners present at the May 24, 2016 Board Meeting. Mr. Corrison answered that only Resolutions required a quorum, but the Board could move as it wished.

Motion to approve made by Mr. Sherman, seconded by Mr. Stafford Smith. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Mr. Ganzweig again abstained. Minutes were approved.

BILLS AND APPROVAL OF SAME

Bills were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Heinemann. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, Mr. Ganzweig, and Ms. Medina. Bills were approved.

CORRESPONDENCE

Item 1: Email exchange between the LHA and the Lakewood Township Department of Public Works (DPW). Mr. Parsons explained the purchase of gasoline agreement between the LHA and the DPW. He stated that the LHA had been billed for maintenance and compliance in addition to the gasoline charge for the first time on the January through March 2016 DPW bill. Mr. Parsons repeatedly requested an explanation for the additional charges from the DPW, which provided only a very general calculation. As a result, the LHA determined that it would make other gasoline purchase arrangements and would not accept the additional charges from the DPW.

REPORTS OF COMMITTEES – None.

EXECUTIVE DIRECTOR'S REPORT – None.

REPORT OF ATTORNEY – None.

REPORT OF TOWNSHIP LIAISON – None.

OLD BUSINESS

Mr. Corrison briefly addressed HUD funding issues and their effect on the LHA. He also stated that the non-profit discussed at previous Board Meetings must be formed in order to comply with Rental Assistance Demonstration (RAD) program requirements. He stated that the non-profit would be formed and its Board appointed in the near future.

Motion to appoint Commissioners Stafford Smith, Caldwell, and Medina to the Board of the RAD non-profit made by Ms. Medina, seconded by Mr. Sherman. Ms. Medina explained that she and Mr. Stafford Smith were senior members of the Board and had the most experience dealing with Public Housing. Ms. Caldwell is a long-time resident of the Township and as an employee of STEPs very familiar with Public Housing residents. Four additional Board members will be appointed representing the entire Lakewood community. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina; not approving, Mr. Ganzweig.

NEW BUSINESS

Proposal by Mr. Jeffrey Oakman

Ms. Grauso introduced Mr. Jeffrey Oakman, the Director of Project Development for Community Strategic Investments, LLC (CIS), who addressed the Board via telephone. Mr. Oakman explained the need for CIS to apply for a Federal Home Bank Loan (FHBL) in order to complete the revitalization of the JFK Apartments. He stated that cost overruns had occurred for various unforeseen reasons, including the extended relocation period and the interior condition of the

buildings. The funding requires not-for-profit or Government entities to be the applicant or "Sponsor"; therefore, CIS is requesting that the LHA submit the application as the Sponsor. Failure to secure the FHBL would cost the LHA its development fee of approximately \$200,000.00. Submitting the application would not cause the LHA to incur any liability. Mr. Oakman thanked the Commissioners for their attention.

Resolutions

Resolution No. 5174 - Approving the Family Unification Program and Family Self Sufficiency Demonstration Application to HUD. Motion to approve made by Mr. Ganzweig, seconded by Mr. Stafford Smith. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, Mr. Ganzweig, and Ms. Medina. Resolution 5174 approved.

Resolution No. 5175 - Resolution Approving Actions Necessary to Complete the Revitalization of JFK Apartments and Authorizing the Executive Director to Execute Said Actions. Motion to approve made by Mr. Sherman, seconded by Mr. Stafford Smith. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Mr. Ganzweig abstained. Resolution No. 5175 approved.

Resolution No. 5176 - Resolution Consenting to the Assignment of the Project Based Voucher Housing Assistance Payments Contract with Lakewood Plaza Estates Urban Renewal, LLC for Freddie Mac Financing. Motion to approve made by Mr. Sherman, seconded by Mr. Stafford Smith. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, and Ms. Medina. Mr. Ganzweig abstained. Resolution No. 5176 approved.

MEETING OPENED TO HOUSING AUTHORITY RESIDENTS – None.

MEETING OPENED TO THE PUBLIC – None.

COMMENTS FROM COMMISSIONERS

Mr. Ganzweig asked about the Lakewood Affordable Housing Corporation. Ms. Grauso stated that the LHA had no involvement at all with it.

ADJOURNMENT

On motion by Mr. Stafford Smith, seconded by Mr. Sherman, all present voted to adjourn at approximately 7:38 pm.

I hereby certify that the above is a true copy of the Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the Township of Lakewood, County of Ocean, State of New Jersey, as held on Tuesday, June 28, 2016.



Mary Jo Grauso, Secretary
Executive Director