

*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, July 26, 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**

Mr. Stafford Smith 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 (arrived 6:33)*  
Gregory Stafford Smith – *2<sup>nd</sup> Vice Chairperson*  
Nechama Heinemann – *Commissioner*  
Angela Caldwell – *Commissioner*  
Shabsi Ganzweig – *Commissioner (left 7:27)*

Also attending:

Mary Jo Grauso – *Executive Director*  
Scott Parsons – *Assistant Executive Director*  
Terrence Corrison – *Attorney (via telephone)*

Absent were:

Eric Sherman – *Vice Chairperson*  
Joseph Weingarten – *Commissioner*  
Ray Coles – *Township Liaison*

### **PRESENTATION BY THE OCEAN COUNTY HOMELESSNESS PREVENTION AND ASSISTANCE COALITION**

Ms. Grauso introduced representatives from the Ocean County Homelessness Prevention and Assistance Coalition (HPAC) including, Taiisa Kelly from Monarch Housing Associates, Rose Bulbach from the Ocean County Department of Human Services, Meredith Sheehan from the Ocean County Board of Social Services, and Michael Blatt from the Ocean County Department of Human Services Office for Individuals with Disabilities.

In an effort to explore how HPAC and the LHA might partner in the effort to end homelessness in Ocean County, Ms. Kelly presented an overview of HPAC, some of the data regarding homelessness in Ocean County, as well as the direction HUD is moving in with regard to homelessness. She also shared several profiles of individuals and families in Ocean County who are homeless. Ms. Kelly then made the following recommendations to the Board:

- Establish a 10% homeless unit set aside of Housing Choice Vouchers (HCV) and Public Housing
- Create a separate homeless waiting list

Program (FUP) Demonstration and wished the LHA success in its implementation. The HUD Newark Field Office also sent its congratulations. Ms. Grauso commended the team from the New Jersey Department of Children and Families' Division of Child Protection and Permanency (CP&P) for its efforts with regard to the FUP Demonstration. The next step is for the LHA to submit its revised FSS Action Plan to HUD.

### **REPORT OF ATTORNEY**

Mr. Corrison briefly reviewed Resolution No. 5177, explaining the need to pay off outstanding bonds prior to the Rental Assistance Demonstration (RAD) conversion. Failure to pay off the bonds will prevent the conversion.

### **REPORT OF TOWNSHIP LIAISON – None.**

### **OLD BUSINESS – None.**

### **NEW BUSINESS**

#### **Resolutions**

**Resolution No. 5177** - Resolution Authorizing the Housing Authority of the Township of Lakewood to Undertake All Actions and Execute All Documents and Agreements in Connection with the Redemption of Its Allocable Share of the Outstanding NJHMFA Capital Fund Program Bonds, 2004 Series A, in Connection with the Issuance of Its Revenue Bonds for the Rental Assistance Demonstration Project, Series 2015, In an Aggregate Principal Amount not to Exceed \$1,449,471.00. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, and Ms. Medina; Mr. Ganzweig abstained. Resolution 5177 approved.

#### **Request from Chambers Crescent**

The Commissioners discussed the request from Chambers Crescent for \$31,000.00. Apparently HUD did not properly fund the relocation of tenants. Ms. Grauso stated that she would call HUD to clarify the situation. Motion granting discretion to Ms. Grauso and Mr. Parsons to determine whether the loan to Chambers Crescent would be in the best interest of the LHA made by Mr. Stafford Smith; seconded by Ms. Caldwell. On roll call approving, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, and Ms. Medina. Motion approved.

### **MEETING OPENED TO HOUSING AUTHORITY RESIDENTS – None.**

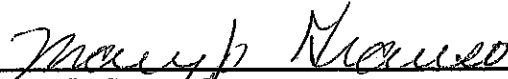
### **MEETING OPENED TO THE PUBLIC – None.**

### **COMMENTS FROM COMMISSIONERS – None.**

### **ADJOURNMENT**

On motion by Mr. Stafford Smith, seconded by Ms. Caldwell, 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, July 26, 2016.*

  
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Mary Jo Grauso, Secretary  
Executive Director