

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, September 27, 2016, at 6:04 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 6:04 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*
Gregory Stafford Smith – *2nd Vice Chairperson*
Nechama Heinemann – *Commissioner*
Angela Caldwell - *Commissioner*
Shabsi Ganzweig – *Commissioner*

Also attending:

Mary Jo Grauso – *Executive Director*
Terrence Corrison – *Attorney*

Absent were:

Eric Sherman – *Vice Chairperson*
Joseph Weingarten – *Commissioner*
Scott Parsons – *Assistant Executive Director*
Ray Coles – *Township Liaison*

READING OF MINUTES

Minutes of the Regular Board Meeting of July 26, 2016 were reviewed. Motion to approve, with minor change, made by Mr. Ganzweig, seconded by Mr. Stafford Smith. On roll call approving, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Minutes were approved.

BILLS AND APPROVAL OF SAME

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

CORRESPONDENCE

Item 1: Letter and exhibit documents from HUD regarding the Rental Assistance Demonstration (RAD) Conversion Commitment (RCC). Ms. Grauso explained that HUD approved the terms of the RAD transaction. Ms. Grauso accepted and signed the form of the RAD Use Agreement and the HAP Contract.

REPORTS OF COMMITTEES

Mr. Stafford Smith reported on behalf of the Sub-Committee formed to consider the proposal by the Ocean County Homelessness and Assistance Coalition (HPAC) to set aside vouchers and/or public housing units for the homeless of Ocean County. He and Commissioners Caldwell and Ganzweig discussed the proposal at length and determined that it was not a good fit for Lakewood. Lakewood had endured enough of the chronically homeless for years with Tent City. In addition, it would not be in the best interest of applicants on the LHA waiting list, who have been patiently waiting for their opportunity to receive assistance. Mr. Ganzweig suggested there might be a way to assist those already on the waiting list who might be facing homelessness. Ms. Grauso said that the LHA previously administered six homeless vouchers. The reporting after a year or two became burdensome. The mission of the LHA is to serve low income residents living in Lakewood. She agreed with the findings of the Committee and said she would report its findings to HPAC.

EXECUTIVE DIRECTOR'S REPORT

Ms. Grauso reported that she had attended a conference in Atlantic City. She spoke with the Director of HUD in Newark, Maria Maio-Messano, who said that she was happy with the LHA moving forward with its RAD funding of public housing. She said that capital funding is decreasing, but the buildings are getting older and RAD is the way of the future. The Housing Opportunity through Modernization Act of 2016 (HOMA) has been passed and the LHA will receive a directive indicating how it will be impacted by it. Ms. Grauso attended a class about the changes in Section 8 Administration, which she will further discuss at the next Board Meeting. Finally, she reported that the LHA is now over leased and this is necessary because of under leasing earlier in the year. Approximately 65 new families came off the waiting list and were leased this year.

REPORT OF ATTORNEY

Mr. Corrison reported that he was completing and would soon submit the application to the RAD advisor and counsel. It's a complicated process which he briefly sketched for the commissioners. Mr. Parsons would like to close before the end of the year. Resolution 5178 addresses the issue of the number of agreements that must be signed by the Executive Director with Board approval. It gives general approval to Ms. Grauso or Mr. Parsons to sign those documents.

REPORT OF TOWNSHIP LIAISON – None.

OLD BUSINESS – None.

NEW BUSINESS

Motions

Motion to approve the Sub-Committee's recommendation that HPAC's request be rejected made by Ms. Medina, seconded by Ms. Heinemann. On roll call approving, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Motion approved.

Motion to approve on-site investment grade audit of Lakewood Housing Authority Public Housing by Solar City made by Mr. Ganzweig, seconded by Ms. Heinemann. On roll call approving, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Motion approved.

Resolutions

Resolution No. 5178 - Resolution of the Housing Authority of the Township of Lakewood Authorizing the Executive Director and other Officers of the Authority to Take Certain Action with Respect to the Conversion from Public Housing to Project Based Rental Assistance under the HUD Rental Assistance Demonstration Program. 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 5178 approved.

MEETING OPENED TO HOUSING AUTHORITY RESIDENTS – None.


MEETING OPENED TO THE PUBLIC – None.

COMMENTS FROM COMMISSIONERS – None.

ADJOURNMENT

On motion by Mr. Ganzweig, seconded by Mr. Stafford Smith, all present voted to adjourn at approximately 6:43 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, September 27, 2016.


Mary Jo Grause, Secretary
Executive Director