

*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 **Thursday, March 5th, 2026, at 6:03 pm.***

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:03 pm. Teresa Acosta 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, both adequate and electronic notice of this meeting was provided to the clerk of the Township of Lakewood, the Ocean County Library and the Star-Ledger on January 9, 2026 and was posted on the Authority's official designated public bulletin board at the LHA Administration Building and website.

ROLL CALL

On roll call, attending Commissioners were:

- Gregory Stafford-Smith – *Chairperson*
- Shabsi Ganzweig – *Vice Chairperson (via Zoom)*
- Denise Douglas – *Commissioner (via Zoom)*
- Eli Rennert – *Commissioner*
- Bassi Aderet - *Commissioner (via Zoom)*

Also attending:

- Scott Parsons – *Executive Director*
- Terrence Corriston – *Attorney*

Absent were:

- Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of January 8th, 2026, were reviewed. A motion was made by Ms. Aderet, seconded by Mr. Rennert. All present were in favor. Minutes were approved.

COMMENTS FROM HOUSING AUTHORITY RESIDENTS - None

COMMENTS FROM THE PUBLIC - None

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion, a motion was made by Mr. Ganzweig, seconded by Mr. Rennert. All present were in favor. Bills were approved.

CORRESPONDENCE

- HUD Notice – Acceptance of Annual PHA plan submission
- Email to Mr. Donnelly, Municipal Manager regarding response to JJC Building
- Email to Mr. Secare, Township Attorney regarding rent control ordinance

REPORT OF THE EXECUTIVE DIRECTOR

Mr. Parsons presented the Board with his Executive Directors report which included the following items:

- **Leasing %** - For 2025, the HCV program ended the year being 100.4% leased while expending 103.9% of the HAP budget leaving only \$16,771 remaining in HAP reserves, \$16,771 short of being in short fall. Being withing the best position possible heading into 2026. For January 2026, the HCV program was 100.4% leased while expending 93.6% of the projected HAP budget. The RAD PBV program had 7 vacancies as of March 1st with 4 units being leased since the last report and 4 more becoming vacant. 2 units are in the process of being leased and 5 units are in the process of being turned over by maintenance.
- **2026 Payment Standards** – Due to the anticipated 2026 HAP funding, we have increased our payment standards, effective 5/1/26, to 100% of the FMR's, an approximate 6% increase.
- **OCEAN, Inc/Weatherization Grant** – The meeting scheduled for January 14th with the new Weatherization Director for OCEAN, Inc. to discuss the two projects and what needs to be done to hopefully move forward and make another attempt at seeing them through completion as 4 years have already been invested in this process. The boiler replacement at Peter Ward is extremely urgent and we will have to move forward with that project with or without assistance to ensure completion prior to the next heating season.
- **Request for meeting with Ray Coles** – We are still trying to arrange a meeting with Mayor Coles to discuss both the CDBG grant application denial along with the possibility of utilizing Affordable Housing Trust Fund monies or 2025-2026 CDBG funding to assist in getting several urgent projects completed.
- **Vehicles** – In February we auctioned off an old inspection vehicle (2011 Jeep Liberty) through ebay. Due to the age and condition of our maintenance vehicles we will be purchasing a new Ford F-250 truck with a plow through the NJ State Contract. We will then auction off an old truck after we get delivery of the new truck.

Addition – Mr. Parsons discussed an opportunity to enter into a shared services agreement with the Berkeley Housing Authority for Maintenance Services from April to June. If approved, a resolution will be prepared to record at the next meeting. A motion to approve was made by Mr. Rennert and seconded by Ms. Douglas. All present were in favor.

REPORT OF COMMITTEES – None

LHA BUDGET REPORT - The budget report through December 2025 was reviewed.

REPORT OF ATTORNEY - Mr. Corrison mentioned prior discussion of the possibility that HUD would be implementing terms limits or work requirements for voucher participants between the ages of 18-61. They recently published a proposed rule titled establishing flexibility for implementation of work requirements and term limits. Policies are not required, however, allow housing authorities to ultimately choose either, all or none of the requirements and term limits.

REPORT OF TOWNSHIP LIAISON – None

UNFINISHED BUSINESS - None

NEW BUSINESS - The following new business came before the Board:

A motion was made by Mr. Ganzweig and seconded by Ms. Aderet to approve the following Consent Agenda. On the roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Douglas, Mr. Rennert and Ms. Aderet. The following Consent Agenda was approved.

a. Resolutions:

Resolution 5422: Extending Pest Control 05/01/2026-04/30/2027

Resolution 5421: Writing Off Uncollectible Rents

Resolution 5422: Hiring Independent Public Accountant (IPA) for 12/31/2025 Audit

Resolution 5423: Amending the Employee Health Benefits Policy

b. Additions: Oath of Office – Eli Rennert for term to expire December 31st, 2030

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD - None


COMMENTS FROM COMMISSIONERS

Mr. Ganzweig congratulated Mr. Rennert on his new appointment. He also mentioned that he would like the Chairman and the Director to work together on trying to get some face time with the mayor, it is a little concerning as it seems to have been so difficult. Mr. Stafford-Smith agreed and assured Mr. Ganzweig that he and Mr. Parsons have been working on it and will continue to do so. Mr. Stafford-Smith thanked Mr. Parsons and staff for dealing with all the incredible weather and power outages that happen this time of year, and that a lot of our residents are well serviced.

ADJOURNMENT

A motion to adjourn was made by Mr. Rennert. All present voted to adjourn at approximately 6:34 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 Thursday, March 5th, 2026.



Scott Parsons, Secretary
Executive Director

