

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, May 7th, 2026, at 6:07 pm.

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:07 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 (via Zoom)*

Shabsi Ganzweig – *Vice Chairperson (via Zoom)*

Denise Douglas – *Commissioner (via Zoom)*

Bassi Aderet – *Commissioner (via Zoom)*

Also attending:

Scott Parsons – *Executive Director*

Terrence Corriston – *Attorney*

Absent were:

Eli Rennert – *Commissioner*

Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of May 7th, 2026, were reviewed.

A motion was made by Mr. Ganzweig, seconded by Ms. Aderet. 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 Ms. Douglas, seconded by Mr. Ganzweig. All present were in favor. Bills were approved.

CORRESPONDENCE

Letter from HUD – Final SEMAP Score Letter FY25

Email from Southern Ocean Medical Center

REPORT OF THE EXECUTIVE DIRECTOR

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

- **Leasing %** - For 2026, the HCV program was 100.4% leased with 93.1% of the HAP budget expended through March 31. The RAD PBV program had 6 vacancies as of May 1. 6 units are in the process of being leased and 0 units are in the process of being turned over by maintenance.
- **OCEAN, Inc/Weatherization Grant** – There has been no movement on this matter.
- **Request for meeting with Ray Coles** – On March 20th, 2026 there was a meeting 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 due to the difficulties we have experienced with OCEAN, Inc. While the discussion seemed productive, the situation remains unchanged. Once Lakewood received 2025/2026 CDBG allocation, there will be consideration given to assist the LHA pending projects.
- **HOTMA** – PHADA has indicated that two weeks ago, HUD announced it would “imminently” announce a January 1, 2027, compliance date for the income and asset rules from HOTMA for the public housing and voucher programs. As of today, HUD still does not have software capable of handling HOTMA compliant certifications. Being that all systems would need to be ready and operational by September 2026 for 1/1/27 effective date certifications it is not a realistic timeframe and expect implementation date to be pushed further into the future. In addition to all the systems, staff will need to be retrained on HOTMA and the HOTMA Admin Plan will need to be reviewed to see if anything needs to be updated.
- **Health Insurance Proposals** – We have received two proposals for health insurance should we choose to exit the NJSHBP. One proposal provides an annual savings of \$32,000 while mirroring the NJSHBP plans that employees are currently enrolled in. We are targeting a potential enrollment date of 1/1/27 so we can have the actual 2027 rates in hand for both options prior to making a decision. We expect to have all the relevant information by September to make a final decision on how to move forward.

REPORT OF COMMITTEES

Mr. Stafford-Smith spoke on behalf of the Personnel Committee regarding the Executive Directors contract. A motion was made to renew the contract for three years with the same terms as the previous contract. The motion was seconded by Ms. Douglas. All present were in favor. A resolution to memorialize the motion will be added to the next meeting.

LHA BUDGET REPORT - The budget report through March 2026 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. There was also a brief discussion regarding the lease requirements for rooftop antennas. Any leases and/or lease revisions must be approved by HUD.

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 5426: Awarding Contract for Heating Boiler Replacement at Peter Ward Towers

Resolution 5427: Extending Shared Services Agreement LHA/MHA – Bookkeeping Services

Resolution 5428: Awarding Contract for Elevator Maintenance at JJC & PW Tower

Resolution 5429: Shared Services Agreement with BHA – Maintenance Services

Resolution 5430: Authorizing Rooftop Lease Agreement at JJC

b. Additions: None

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

COMMENTS FROM COMMISSIONERS

Mr. Stafford-Smith congratulated Mr. Parsons regarding the renewal of his contract and also congratulated Mr. Parsons and the LHA team on achieving another perfect SEMAP score. All present members of the Board wished the same and expressed their thanks as well.

ADJOURNMENT

A motion to adjourn was made by Ms. Aderet, seconded by Ms. Douglas. All present voted to adjourn at approximately 6:35 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, May 7th, 2026.



Scott Parsons, Secretary
Executive Director