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PATERSON HOUSING AUTHORITY
PATERSON, NEW JERSEY
MONDAY, OCTOBER 17, 2016
COMMENCING AT 6:04 P.M.
REGULAR MEETING

THERE BEING PRESENT:

- REV. MICHAEL McDUFFIE, CHAIRPERSON
- PETE RENDINA, VICE CHAIRPERSON
- REV./DR. DOUGLAS MAVEN, COMMISSIONER
- JOEL RAMIREZ, COMMISSIONER
- BRENT NATION, COMMISSIONER

ALSO PRESENT:

- DALE JONES
ASSISTANT EXECUTIVE DIRECTOR
- TERI DIAS
DEPARTMENT OF MODERNIZATION & DEVELOPMENT
- LYNETTE WARREN
RECORDING SECRETARY
- DELINDA HOLMES
ASSISTANT PURCHASING AGENT

KIM O. FURBACHER, C.C.R., R.M.R.
P.O. BOX 213
ROCHELLE PARK, NJ 07662
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ALSO PRESENT (cont'd):

JOHNNIE JACKSON
DIRECTOR OF LEASING & OCCUPANCY

ILEANA KMECH
PERSONNEL OFFICER

M A N A G E R S P R E S E N T:

CLARA CANTY, PROPERTY MANAGER

A P P E A R A N C E S:

ROGUT McCARTHY TROY, LLC
BY: PATRICE E. HEW, ESQ.
COUNSEL FOR THE PATERSON HOUSING AUTHORITY

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1 APPROVAL OF MINUTES

2 CHAIRPERSON McDUFFIE: Can I get a
3 confirmation of the Workshop and Regular Board
4 Meeting minutes from last month, September 26th?

5 VICE-CHAIRPERSON RENDINA: I make a
6 motion.

7 CHAIRPERSON McDUFFIE: Can I get a
8 second?

9 COMMISSIONER RAMIREZ: Second.

10 CHAIRPERSON McDUFFIE: Roll call.

11 (At this point in the proceeding roll
12 call is taken and the motion is passed by a vote of
13 four in favor, with Commissioner Maven abstaining,
14 and Commissioners Bonds and Dias absent.)

15 HEARING OF THE GENERAL PUBLIC

16 CHAIRPERSON McDUFFIE: We're going to
17 open up the public portion of the meeting, and you
18 can state your name, your address, and you have three
19 minutes to present yourself before our Board. Come
20 forward at this time, the floor is open to the
21 public.

22 MR. RUCKER: Are you going by the list?

23 CHAIRPERSON McDUFFIE: Well, you got a
24 list? Did they sign in? The list is on the table,
25 first come first serve.

1 MR. RUCKER: All right.

2 Ernest Rucker, Paterson, New Jersey,
3 Save the Village.

4 I'm here to advocate on behalf of
5 seniors 65 and older.

6 There's a model in New York where they
7 freeze their rent payments for 65 and over, as long
8 as they're \$50,000 and under in assets, which most of
9 our seniors will never see \$50,000. And I'm asking
10 this Board to look into this process to see if we can
11 enact it here as part of the process of the Paterson
12 Housing Authority.

13 My second issue is, I have been invited
14 into several -- Save the Village is now advocating
15 for seniors on a full-time basis, and I've been into
16 some of the buildings owned by the Housing Authority.
17 And the buildings, some of them are horrendous.
18 Living in these places for some of these seniors is a
19 very difficult thing. The maintenance is not there.
20 You have some apartments that need a lot of work.
21 And if we're going to stay in this town and scream
22 and yell about "ghetto housing," we can't allow that
23 to be part of the Paterson Housing Authority. This
24 Housing Authority must be held to a higher standard
25 than the average investor or homeowner in this city.

1 Seniors, when they get to that golden
2 age, they deserve the best, not the least. And some
3 of the buildings that I've gone into, that you own,
4 definitely need work done in them, and it needs it
5 done yesterday.

6 I am glad that I'm here. I will become
7 a fixture at this meeting. I'm going to advocate
8 strongly for those who cannot advocate for
9 themselves. And when we're talking about the way
10 people live -- was there something funny there? I
11 saw you smile.

12 MS. HEW: No.

13 MR. RUCKER: All right.

14 The way people live, I believe that
15 it's our job to make sure those seniors that are
16 going into these housing developments are going into
17 a decent place to live.

18 Thank you.

19 CHAIRPERSON McDUFFIE: Thank you,
20 Mr. Rucker. I appreciate that. Well taken.

21 Next.

22 MR. GONZALEZ: Hi, Commissioners.

23 Eddie Gonzalez, a Paterson resident.

24 I'm here to echo a little bit of what
25 he said. You know, I think we do need to raise the

1 bar here, especially after what I've just saw today,
2 okay.

3 With all due respect, I think respect
4 goes both ways. And I just want to inform you that I
5 did record the beginning of this, and I think that
6 it's an eye opener to me.

7 I've attended many council meetings,
8 many boards of ed. It was a former commissioner on
9 the board of education. And I would like to say that
10 I've never seen something like that before, but I
11 have, but it's the low standards of Paterson. And
12 I'm born and raised in the city, and I want to see
13 this city move forward and all boards across the
14 city, whether you're appointed or elected. So I will
15 also be a fixture at these meetings.

16 That being said, I would like to see
17 some agendas put out for the community when they come
18 in, because this is an open public meeting, yet we
19 don't have any material in front of us to review. So
20 I would request that so that we can continue to be a
21 part of the process.

22 In addition to that, I also operate
23 what's called the "Neighborhood Help Center." It's a
24 one-stop resource center for families in Paterson to
25 come get assistance in any area. One of the areas is

1 housing. Unfortunately, there's a lack of it and a
2 lack of quality housing.

3 MR. RUCKER: Yes, there is.

4 MR. GONZALEZ: Yet, there's a high
5 demand for it, and there's too many individuals that
6 walk in the door with the need, whether they're
7 seniors, handicapped, veterans, homeless individuals,
8 youth aging out of the foster care system looking for
9 better housing or just housing in general.

10 I have to say that I had a tough time
11 trying to find an active list. I've been now
12 knocking on doors and calling individuals from the
13 county website based on the Paterson addresses trying
14 to better network with homeowners in our
15 neighborhood, better network with homeowners in the
16 City of Paterson to see who has vacancies. I just
17 feel that, you know, our small operation is not one
18 that can actually gather this kind of data with the
19 23, 24,000 homes in the City of Paterson and their
20 homeowners. So I want to know if you have staff or
21 is there some kind of existing list that you have
22 where there's an active list, an updated list of
23 vacancies, and what the criteria is to actually move
24 into these properties? Not just owned by the Housing
25 Authority, but other private homeowners who are

1 interested in partnerships, make accepting vouchers,
2 because I know there's a lot of vouchers out there.
3 So I would like to get some more feedback on that.

4 I'll conclude with that. Thank you.

5 CHAIRPERSON McDUFFIE: Thank you,
6 Mr. Eddie.

7 MS. MUHAMMAD: My name is Waheedah
8 Muhammad.

9 I'm here to echo what Mr. Rucker said
10 about those seniors, because, I'll tell you, I spent
11 a lot of time when I retired trying to get into a
12 senior building. But then to get there and find out
13 that no, we're not safe because the rent can still go
14 up continuously, even though our pensions or our
15 Social Security, none of that goes up. So I was
16 really surprised to find out that that is the case,
17 that even though you're in a senior building, your
18 rent still can be high. I mean, it's really sad that
19 we get to this point and now we still are not safe.
20 And I was told by the City Council to come to you
21 guys, because you're the only one that can make that
22 happen.

23 And when I heard New York and the Mayor
24 in New York bragging about the fact that that's what
25 they do for their seniors, if they're 65 and older

1 and their income is \$50,000 or less, they freeze
2 their rent. And to me that is really a beautiful
3 thing to know that you can get some kind of help.

4 MR. RUCKER: Relief.

5 MS. MUHAMMAD: Yes, that's a better
6 word.

7 So I'm begging you to really look at
8 this and see what you can do, because some of you
9 might not be there yet, but trust and believe it, you
10 live, you will get there, and you will want someone
11 to consider that for you.

12 Thank you.

13 CHAIRPERSON McDUFFIE: Anybody else
14 from the public?

15 Mr. Bob.

16 MR. GUARASCI: Yes.

17 Commissioners, since my comments
18 earlier, I've got some additional information telling
19 you that state law does in fact allow for the
20 Commissioner of Community Affairs to make a direct
21 appointment to every Housing Authority in the state.
22 However, the law also says that all appointments
23 shall be subject to and made in the manner required
24 by the law under which the county or municipality is
25 governed.

1 And so that suggests to me that the
2 position that you took, Mr. Rendina, may in fact be a
3 correct one, unbeknownst to me, and so I look forward
4 to going through that process and hopefully joining
5 you shortly.

6 VICE-CHAIRPERSON RENDINA: By the way,
7 it's a quick process. You know, just go there, hand
8 it in, and they had a couple of questions about me,
9 but --

10 MR. GUARASCI: So thank you.

11 COMMISSIONER MAVEN: They still have
12 questions about him.

13 (Laughter.)

14 VICE-CHAIRPERSON RENDINA: Well, you'll
15 notice that there will probably another opening when
16 my term is up.

17 MR. GUARASCI: Thank you.

18 VICE-CHAIRPERSON RENDINA: Don't worry
19 about that, Mr. Guarasci.

20 CHAIRPERSON McDUFFIE: Anybody else
21 from the public, before I respond?

22 (No response.)

23 CHAIRPERSON McDUFFIE: Anybody else
24 from the public?

25 This was the first time I heard about

1 that program proposal, so we would love to see that
2 in writing to research and bring that, send this to
3 us so we can look at it.

4 MR. RUCKER: Okay.

5 CHAIRPERSON McDUFFIE: I'm always open.

6 MR. RUCKER: I know.

7 CHAIRPERSON McDUFFIE: You don't always
8 know everything, and so when it's ideal, you bring
9 it. I heard someone say when eye sharpens eye, the
10 eye become sharp. You might not know something, you
11 get someone else, you come to the table and you talk.
12 No one knows everything, but smart people find out
13 what things are and they bring them together. We'll
14 listen, no problem.

15 MR. RUCKER: Sounds good.

16 CHAIRPERSON McDUFFIE: Anything else
17 from the Commissioners?

18 (No response.)

19 CHAIRPERSON McDUFFIE: Okay. No one
20 else from the public, right?

21 Could we close the public portion?

22 COMMISSIONER MAVEN: So moved.

23 COMMISSIONER NATION: Second.

24 COMMISSIONER RAMIREZ: Second.

25 CHAIRPERSON McDUFFIE: Roll call.

1 (At this point in the proceeding roll
2 call is taken and the motion is passed by a vote of
3 five in favor, with Commissioners Bonds and Diaz
4 absent.)

5 RESOLUTIONS OF UNANIMOUS CONSENT

6 CHAIRPERSON McDUFFIE: Motion for the
7 Consent Agenda?

8 COMMISSIONER RAMIREZ: So moved.

9 COMMISSIONER MAVEN: Second.

10 CHAIRPERSON McDUFFIE: Roll call.

11 (At this point in the proceeding roll
12 call is taken and the motion to create a Consent
13 Agenda is passed by a vote of five in favor, with
14 Commissioners Bonds and Diaz absent.)

15 CHAIRPERSON McDUFFIE: Motion to
16 receive the Consent Agenda?

17 COMMISSIONER NATION: So moved.

18 COMMISSIONER RAMIREZ: Second.

19 CHAIRPERSON McDUFFIE: Roll call.

20 (At this point in the proceeding roll
21 call is taken and the Resolutions of Unanimous
22 Consent are passed by a vote of five in favor, with
23 Commissioners Bonds and Diaz absent.)

24 CHAIRPERSON McDUFFIE: Motion to close.

25 COMMISSIONER MAVEN: Second.

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CHAIRPERSON McDUFFIE: Roll call.

(There being no further business to come before the Board, the motion to adjourn is passed by a vote of five in favor, with Commissioners Bonds and Diaz absent.)

CHAIRPERSON McDUFFIE: Thank you so much.

(Whereupon, the Regular Meeting is adjourned at 6:15 p.m.)

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C E R T I F I C A T I O N

I, KIM O. FURBACHER, License No. XIO1042, a Certified Court Reporter, Registered Merit Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with Regulation 13:43-5.9 of the New Jersey Administrative Code.

KIM O. FURBACHER, CRCR, CCR, RMR
License #XIO1042, and Notary Public
of New Jersey

My Commission Expires:
7/11/19