

1 HOUSING AUTHORITY OF THE CITY OF PATERSON  
2 BOARD OF COMMISSIONERS  
3 76th ANNUAL REORGANIZATION MEETING  
4 MONDAY, FEBRUARY 1, 2016  
5 COMMENCING AT 9:12 A.M.

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON

8 PETE RENDINA, VICE-CHAIRMAN

9 REV./DR. DOUGLAS L. MAVEN, COMMISSIONER

10 BRENT NATION, COMMISSIONER

11 ROBERT F. GUARASCI, COMMISSIONER

12  
13 ALSO PRESENT:

14 IRMA GORHAM  
15 EXECUTIVE DIRECTOR

16 DALE JONES  
17 ASSISTANT EXECUTIVE DIRECTOR

18 FRED VAZQUEZ  
19 DIRECTOR OF MODERNIZATION & DEVELOPMENT

20 LYNETTE WARREN  
21 RECORDING SECRETARY

22 ILEANA KMECH  
23 PERSONNEL OFFICER

24 DELINDA HOLMES  
25 ASSISTANT PURCHASING AGENT

**KIM O. FURBACHER, C.C.R., R.M.R.**  
**P.O. BOX 213**  
**ROCHELLE PARK, NJ 07662**  
**201-226-9218**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

ALSO PRESENT (cont'd):

SHRUTI SHAH  
SENIOR ACCOUNTANT

JOHNNIE JACKSON, DIRECTOR  
DEPARTMENT OF LEASING & OCCUPANCY

ALBERTA BOULWARE  
AMP MANAGER

CLARA CANTY  
AMP MANAGER

THERESA MIMS  
COMPLIANCE OFFICER

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

KIM O. FURBACHER, C.C.R., R.M.R.  
P.O. BOX 213  
ROCHELLE PARK, NEW JERSEY 07662-0213  
(201) 226-9218

I N D E X

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

RESOLUTIONS

PAGE

- 3. **Approve:** Depositories of Funds 16
- 4. **Approve:** Petty Cash Fund 32, 39

AGENDA

- 1. Meeting is called to Order 5
- 2. Roll Call 5
- 3. Announcement of Compliance with Open Public Meetings Act 5
- 4. Invocation 6
- 5. Nomination(s) for Chairperson of the Board of Commissioners 6
- 6. Seconding of Nomination(s) 6
- 7. Voting of Nomination(s) 7
- 8. Declaration of Election 7
- 9. Nomination(s) for Vice Chairperson of the Board of Commissioners 7
- 10. Seconding of Nomination(s) 8
- 11. Voting on Nomination(s) 8
- 12. Declaration of Election 8
- 13. Appointment of Committees 9
- 14. Resolutions 16
- 15. Voting on Resolutions 33
- 16. Executive Director's Comments 40, 68

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

AGENDA (cont'd)

PAGE

17. Department Heads Presentation on Upcoming Activities	53
18. Chairperson's Comments	70
19. Vice Chairperson's Comments	77
20. Commissioners' Comments	78
Ms. Mims	53
Mr. Jones	54
Ms. Kmech	58
Mr. Vazquez	60
Ms. Hew	69

1 MS. HEW: Good morning.

2 ALL: Good morning.

3 1. Meeting is called to order

4 MS. HEW: The 2017 Reorganization  
5 Meeting of the City of Paterson Housing Authority is  
6 now in session.

7 The Commissioners of the Housing  
8 Authority of the City of Paterson are hereby called  
9 to a Reorganization Meeting here at the Workshop  
10 today, February 1st, 2017.

11 2. Roll Call

12 MS. HEW: Roll call, please.

13 (At this point in the proceeding roll  
14 call is taken with Commissioners Guarasci, Maven,  
15 Nation, Rendina, and McDuffie present, with  
16 Commissioners Bonds and Ramirez absent.)

17 3. Announcement of Compliance with Open Public  
18 Meetings Act

19 MS. HEW: This is a duly advertised  
20 Reorganization Meeting of the Commissioners of the  
21 City of Paterson Housing Authority.

22 Notice of this meeting was given to  
23 newspapers of local circulation, and a copy of this  
24 notice was filed with the City Clerk of the City of  
25 Paterson.

1                   These things were done to comply with  
2 the Open Public Meetings Law.

3 4. Invocation

4                   MS. HEW: First, we're going to have  
5 the invocation.

6                   Rev. Maven, would you be kind enough.

7                   COMMISSIONER MAVEN: Let us pray.

8                   (Whereupon the invocation is led by  
9 Rev./Dr. Maven.)

10                  ALL: Amen.

11 5. Nomination(s) for Chairperson of the Board of  
12 Commissioners

13                  MS. HEW: Now we have the nominations  
14 for the Chairperson of the Board of Commissioners.

15                  Nominations?

16                  COMMISSIONER MAVEN: Nominate Rev.  
17 Michael McDuffie.

18 6. Seconding of Nomination(s)

19                  MR. GUARASCI: Second.

20                  MS. HEW: Can we have someone move that  
21 the nominations be closed, please?

22                  VICE-CHAIRPERSON RENDINA: I make a  
23 motion the nominations be closed.

24                  COMMISSIONER NATION: Second.

25                  MS. HEW: Roll call, please.

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 Ramirez  
4 absent.)

5 7. Voting on Nomination(s)

6 MS. HEW: Can we vote on nominating  
7 Rev. McDuffie to the Chairperson position, please.

8 COMMISSIONER MAVEN: Motion to elect.

9 MS. HEW: Motion to elect, I apologize,  
10 a motion to elect Rev. McDuffie.

11 VICE-CHAIRPERSON RENDINA: I second it.

12 MS. HEW: Roll call, please.

13 (At this point in the proceeding roll  
14 call is taken and the motion is passed by a vote of  
15 five in favor, with Commissioners Bonds and Ramirez  
16 absent.)

17 8. Declaration of Election

18 MS. HEW: Congratulations.

19 CHAIRPERSON McDUFFIE: Thank you. God  
20 bless all of you. I appreciate your trust in my  
21 leadership. I appreciate that. I hope we continue  
22 to go forward. I appreciate it.

23 9. Nomination(s) for Vice Chairperson of the Board  
24 of Commissioners

25 MS. HEW: Can we have a nomination for

1 the Vice Chairperson?

2 CHAIRPERSON McDUFFIE: I nominate  
3 Mr. Pete Rendina to be Vice Chairperson.

4 10. Seconding of Nomination(s)

5 COMMISSIONER NATION: Second.

6 MS. HEW: Can we close the nominations,  
7 please?

8 COMMISSIONER MAVEN: Move to close.

9 COMMISSIONER NATION: Second.

10 MS. HEW: Roll call, please.

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

15 11. Voting on Nomination(s)

16 MS. HEW: Can we have a vote for the  
17 election of Mr. Rendina?

18 COMMISSIONER NATION: So moved.

19 CHAIRPERSON McDUFFIE: Second.

20 MS. HEW: Roll call, please.

21 (At this point in the proceeding roll  
22 call is taken and the motion is passed by a vote of  
23 five in favor, with Commissioners Bonds and Ramirez  
24 absent.)

25 12. Declaration of Election



1 MS. HEW: Congratulations, Mr. Rendina.

2 VICE-CHAIRPERSON RENDINA: Thank you.

3 13. Appointment of Committees

4 MS. HEW: Appointment of the  
5 committees.

6 CHAIRPERSON McDUFFIE: What I want to  
7 do for this real fast, I do want to read it aloud on  
8 record of what each committee does, so we can move  
9 and be more efficient. It's very smart this year, so  
10 let's just look at this real fast.

11 "The Personnel Committee was originally  
12 formed to review personnel actions recommended by the  
13 Executive Director before formal presentation and  
14 action by the full Board of Commissioners. The  
15 Personnel Committee meets once a month, normally the  
16 week before the regular scheduled Board of  
17 Commissioners meeting to review personnel actions  
18 requiring approval of the Board of Commissioners."

19 That's the Personnel Committee.

20 EXE. DIR. GORHAM: Let's just do them  
21 one at a time.

22 MS. HEW: That's a good idea.

23 CHAIRPERSON McDUFFIE: So far we had on  
24 that team last time: Rev. Maven as the Chairperson;  
25 Rev. McDuffie and Pete Rendina. Do we plan to stay

1 on?

2 COMMISSIONER MAVEN: I was Chair?

3 CHAIRPERSON McDUFFIE: Yes, you're the  
4 Chair.

5 Okay. That will remain.

6 All right. Finance Committee.

7 "The Finance Committee considers issues  
8 relating to the annual Operating Budget of the PHA,  
9 such as revenues, expenditures, salary increases, and  
10 staffing. In addition, the Finance Committee may  
11 from time-to-time meet to discuss the financial  
12 condition of the agency and the new financial  
13 models."

14 That's the Finance Committee. So far  
15 there's an opening on that. You'll be on that Mr.  
16 Guarasci?

17 MR. GUARASCI: Yes.

18 CHAIRPERSON McDUFFIE: Let's put Mr.  
19 Guarasci on the Finance Committee.

20 EXE. DIR. GORHAM: And folks should  
21 volunteer.

22 CHAIRPERSON McDUFFIE: Volunteer, got  
23 you. I'm sorry, volunteer.

24 MR. GUARASCI: I'll volunteer, yes.

25 CHAIRPERSON McDUFFIE: Do we add that

1 too?

2 EXE. DIR. GORHAM: Just add it for  
3 right now.

4 CHAIRPERSON McDUFFIE: Got you.  
5 Okay. Resident Safety.

6 "The purpose of the Resident  
7 Safety/Security & Maintenance Committee is to ensure  
8 that the PHA is carrying out its mandate to provide  
9 affordable, safe, clean and decent housing for its  
10 residents. The Housing Authority of the City of  
11 Paterson considers the safety of its residents, its  
12 employees, and other members of the public who come  
13 in contact with its facilities or services to be of  
14 the utmost importance. The goal is to identify and  
15 eliminate safety hazards for residents, maintain the  
16 units, schedule safety inspections, and investigate  
17 accidents and make recommendations to consider  
18 programs to address the above-noted concern."

19 As the Resident Safety/Security &  
20 Maintenance Committee: Chairperson - Pete Rendina;  
21 also was Brent Nation, and it's a also open to any  
22 volunteers.

23 MR. GUARASCI: Is that meeting monthly?

24 VICE-CHAIRPERSON RENDINA: Probably  
25 not. Probably every other month or when we need it.

1 If somebody wants to meet, that would be good.

2 MR. GUARASCI: I would do it, but I  
3 would just hesitate if it's every month, because then  
4 your calendar starts getting pretty heavy.

5 VICE-CHAIRPERSON RENDINA: Okay.  
6 That's cool.

7 CHAIRPERSON McDUFFIE: Okay, I'll add  
8 Guarasci to that.

9 Okay. Last one, Development &  
10 Residential Services Committee.

11 And that committee "addresses a broad  
12 range of issues related to the economic vitality of  
13 the PHA and the development of new housing and  
14 modernization of existing units. This committee  
15 recommends policies to the Board of Commissioners in  
16 support of its primary goal - the achievement of  
17 well-planned, socially and economically sound  
18 committees. In addition, the committee will from  
19 time-to-time review the PHA Family Self-Sufficient  
20 services and make recommendation for improved and  
21 adequate services based on need as funds are  
22 available."

23 And that's Development & Resident  
24 Services Committee. The Chairperson is Rev. Douglas  
25 Maven; and Mr. Joel Ramirez. And there's also a

1 space for any volunteers.

2 COMMISSIONER MAVEN: As much as I'm  
3 chairing two committees and we have almost a full  
4 complement of Board members, I would ask if I could  
5 just Chair one?

6 EXE. DIR. GORHAM: Okay. That's fine.

7 COMMISSIONER MAVEN: I prefer  
8 Development & Resident Services.

9 EXE. DIR. GORHAM: Over?

10 COMMISSIONER MAVEN: Over Personnel.  
11 It's just my preference.

12 EXE. DIR. GORHAM: Okay.

13 MS. HEW: Wouldn't Mr. McDuffie or  
14 Mr. Rendina care to Chair or are you stepping down  
15 completely from Personnel?

16 COMMISSIONER MAVEN: No.

17 MS. HEW: You'd like to still be on it,  
18 not just the Chairperson?

19 EXE. DIR. GORHAM: Oh, okay.

20 COMMISSIONER MAVEN: Yes.

21 MS. HEW: We need a different Chair for  
22 Personnel.

23 CHAIRPERSON McDUFFIE: I'll do  
24 Personnel. I'll do both, I have no problem with  
25 that, unless Mr. Rendina wants it.

1 VICE-CHAIRPERSON RENDINA: No.

2 CHAIRPERSON McDUFFIE: All right.

3 Okay.

4 MR. GUARASCI: Actually, one question I  
5 have is, I don't see the name of Commissioner Bonds.

6 EXE. DIR. GORHAM: Commissioner Bonds  
7 is not being considered, because she actually had  
8 resigned from the Board and we've requested approval  
9 of a resident Commissioner to the Board.

10 MR. GUARASCI: I see.

11 EXE. DIR. GORHAM: And that has not  
12 happened yet, but, as of last week, I'm having a  
13 meeting with the City Council President to go over  
14 that. We put in a request for at least two years  
15 now, and with the change of the City Council  
16 Commissioners and how they rank or select, there has  
17 been some confusion about whose turn it is to appoint  
18 someone to the Board. So, I've requested a meeting  
19 with the City Clerk and Council President. We've  
20 talked about it before, but...

21 MR. GUARASCI: Is that traditionally a  
22 resident seat? I don't know Commissioner Bonds.

23 EXE. DIR. GORHAM: It's a resident  
24 seat. On the Board, there's a Commissioner that  
25 represents the resident population of the Housing

1 Authority, and it's mandated.

2 MR. GUARASCI: Okay. Thank you.

3 CHAIRPERSON McDUFFIE: Okay. What do  
4 we have next?

5 MS. HEW: Resolutions.

6 CHAIRPERSON McDUFFIE: Okay. If we go  
7 to the bank deposits.

8 MS. HEW: Just to clarify who is on the  
9 Development & Resident Services Committee, Rev.  
10 Maven, are you remaining on the committee, just not  
11 as Chair?

12 Oh, that's the one that you're the  
13 Chair. I'm sorry.

14 And Mr. Ramirez who is not here, I  
15 assume is remaining. And we have space for one  
16 additional Commissioner.

17 CHAIRPERSON McDUFFIE: And that's on  
18 which one?

19 MS. HEW: The Development & Resident  
20 Services Committee.

21 EXE. DIR. GORHAM: Can we just hold for  
22 those that are new Commissioners, because we should  
23 be getting another Commissioner very soon?

24 MS. HEW: Okay.

25 COMMISSIONER MAVEN: That would make

1 sense, since it's the Resident Services.

2 EXE. DIR. GORHAM: And it has to be the  
3 resident.

4 MS. HEW: Perfect. Just clarifying.

5 CHAIRPERSON McDUFFIE: Okay.

6 14. Resolutions

7 MS. HEW: The resolutions.

8 EXE. DIR. GORHAM: Go ahead.

9 CHAIRPERSON McDUFFIE: If you go on the  
10 third sheet here, they have the "be it resolved by  
11 the Board of Commissioners of the Housing Authority  
12 of City of Paterson to hereby approve the financial  
13 institutions for depository." I have one  
14 recommendation to add to this list, if it's okay with  
15 our Board, and that's One United Bank, which is  
16 probably one of the largest black-owned banks in the  
17 State of New Jersey, maybe the world. And I hope  
18 that we can somehow, through our leadership here, if  
19 it's possible, do some research on One United Bank.

20 EXE. DIR. GORHAM: Are they going to be  
21 a local?

22 CHAIRPERSON McDUFFIE: They might be.  
23 They're looking right now.

24 EXE. DIR. GORHAM: All right. So we're  
25 going to delete City National.





1 add the other bank, if you want?

2 EXE. DIR. GORHAM: Okay.

3 MR. JONES: We can just read that into  
4 the record, add the One United Bank and update the  
5 resolution.

6 EXE. DIR. GORHAM: Okay.

7 MR. GUARASCI: I do have a question.

8 Is there a process by which the banks  
9 that are on this resolution are considered or vetted,  
10 for example, in terms of the rate of interest that  
11 they might offer the Authority for funds that it  
12 holds? So I guess the general question is, is there  
13 any process that the banks who are on this list go  
14 through?

15 MR. JONES: Commissioner, I'll answer  
16 the easiest question first.

17 There are no interest rates available  
18 to us in recent years. What we've traditionally done  
19 in the past is list all of the banks that we  
20 potentially do business with, whether we are banking  
21 with them physically or they have some relationship  
22 with our homeownership or the development process  
23 that we do. In terms of banking, it is very  
24 difficult for most of the small banks to do business  
25 with the Housing Authority, because HUD requires

1 100 percent collateralization at all times. And as a  
2 result, only the larger banks have been able to  
3 provide that type of service to us, because they have  
4 to provide with us the third party collateral  
5 agreement that remains in effect 24/7, that should  
6 the bank go under, the public funds are protected.

7 So currently we do business with Wells  
8 Fargo Bank and TD Bank.

9 PNC Bank holds our security deposit for  
10 our residents, but we are under the \$250,000  
11 threshold. So although those are individual  
12 accounts, not necessarily Housing Authority major  
13 accounts.

14 The other banks we've done business  
15 with on and off, for example, City National Bank,  
16 we've done business with them in the past; however,  
17 we weren't able to put in funds over the FDIC  
18 threshold, because they weren't able to provide us  
19 with a collateral agreement. So that's a major  
20 challenge.

21 We used to do business with JP Morgan  
22 Chase, and they dropped us because they could no  
23 longer provide us with a collateral agreement. And  
24 the HUD rules stipulate that under no circumstance  
25 can the Housing Authority do business with a bank

1 who's not able to do that. So I'm not sure that's  
2 what it is.

3 We get banks coming to us time-to-time  
4 looking for business. Once they realize that they  
5 have to provide the 100 percent collateral, they tend  
6 to back off. You know, we tend to do \$100,000 or up  
7 to \$200,000, but that's basically the limit that we  
8 do with those banks.

9 MR. GUARASCI: Who's the main  
10 depository for the Housing Authority, the operating  
11 account?

12 MR. JONES: Wells Fargo.

13 MR. GUARASCI: Is it my understanding  
14 that no rate of interest is provided on the holdings?

15 MR. JONES: Well, since the low  
16 interest climate for the last several years and the  
17 high turnover with a number of our accounts because  
18 of the number of checks that we write, it ends up  
19 costing us to maintain through service fees. But in  
20 the past, the way Wells Fargo did it, they would look  
21 at the pool of funds and allocate interest based on  
22 the balance of individual accounts, and then they  
23 would now go and look at the cost of providing  
24 service for those accounts, and then there's a net  
25 effect.

1                   MR. GUARASCI: I understand the  
2 environment has been difficult. I think it's too  
3 late for this year, but maybe this is something that  
4 can be discussed in the Finance Committee, but maybe  
5 in advance of this action next year, an actual  
6 request for proposals can be put out. I know that  
7 there are public institutions who do that, and  
8 certainly we can get copies of their process to  
9 potentially model, for example, local universities  
10 and others, public universities, and banks will  
11 actually compete very nicely in terms of what they  
12 can offer the agency, via interest rates, via waiver  
13 of sometimes any and all fees.

14                   So my only suggestion -- and I don't  
15 know, counsel looks like she's whispering something  
16 to the Executive Director, so I don't know if there  
17 is anything wrong with the suggestion.

18                   EXE. DIR. GORHAM: Well, you know,  
19 because of the processing and that we're not this  
20 pure sort of not-for-profit that's going out and  
21 trying to leverage our funds against the bank, we  
22 have a government banking person, like, say at Wells  
23 Fargo and TD Bank, each year. We have the  
24 relationship that they come in, they tell us what is  
25 being offered from the bank in terms of interest

1 rate, and we do a strong negotiation in terms of  
2 keeping funds in the bank and can we get a better  
3 return.

4 Over time, it has changed a bit. Over  
5 time we've gotten a couple of extra pennies, but over  
6 time, just because of the type of organization that  
7 we are, that we don't use that as the basis of doing  
8 business with the bank, we really rely on our  
9 government banking person to come in and we look at  
10 all of our deposits, how much money we have, and we  
11 have moved monies from banks, from one bank to  
12 another bank because of the rate or the relationship.  
13 So we've looked at those things.

14 MR. GUARASCI: So my question, and I  
15 appreciate that, but my question remains, which is:  
16 Does this Board believe that it might be in the best  
17 interests of this Authority to engage in some type of  
18 RFP process so that any financial institution who  
19 wishes to serve the needs of the Housing Authority  
20 can put forward a proposal in a form that is put  
21 together by this Authority and so that the  
22 administration can then make a recommendation to this  
23 Board to choose one or more of them and be able to  
24 describe for us the benefits of what that  
25 relationship would bring to the Authority?

1                   EXE. DIR. GORHAM: And I think  
2 basically, as Dale said, we have no issue of even  
3 exploring an RFP, but all the banks that are listed  
4 on here, we've had meetings in the collateral  
5 requirement, always sort of make them pull back. And  
6 Valley National Bank, we've had in several times.  
7 And when they come in and show some interest, then we  
8 do make deposits at their bank at the level that the  
9 collateral is not needed, but that's really the  
10 driving force.

11                   So, in the Finance Committee, we can  
12 explore that.

13                   MR. GUARASCI: Thank you.

14                   CHAIRPERSON McDUFFIE: Which one you  
15 said pulled back, no longer banks with us?

16                   EXE. DIR. GORHAM: JP Morgan Chase, and  
17 that was our primary, because they didn't want to  
18 really do the collateral.

19                   CHAIRPERSON McDUFFIE: So why are they  
20 still on the list?

21                   EXE. DIR. GORHAM: Because we may do  
22 something else with them.

23                   CHAIRPERSON McDUFFIE: I got you.

24                   All right. Go ahead.

25                   EXE. DIR. GORHAM: No, we really keep

1 folks in, because from time-to-time banks will come  
2 in and say, I have a new product, we know that you're  
3 doing homeownership, we're able to provide lower  
4 discounts for down payments.

5 CHAIRPERSON McDUFFIE: Got you.

6 EXE. DIR. GORHAM: Etc., etc., etc.

7 And, you know, we entertain that sort of thing. So  
8 that's why we keep everyone on, so that we don't have  
9 to come back.

10 And I just thought of something when I  
11 said "homeownership," that we should just add a  
12 category for mortgage brokers, because they may be,  
13 yeah, I'm just going to say in a broad case, because  
14 we've had a number of mortgage brokers come in and  
15 talk about providing some mortgages with some rehab  
16 dollars, but we're still vetting that and trying to  
17 put together a program for that. So unless they're  
18 noted, we really can't do business, even though that  
19 may be an independent homeowner transaction with  
20 them, but I think we should just put them on in case.

21 MS. HEW: One of the things we do have  
22 to keep in mind with the banks, which is what I was  
23 saying before, is the fact that we just started the  
24 direct deposit or direct payments to the landlords  
25 through the Section 8 Program. So it's one of those



1 things that we actually do need a bigger bank that  
2 can handle that, because we have a lot, and, you  
3 know, to process the stop payments and all the rest  
4 of that, I do know that some of the smaller banks and  
5 credit unions and things like that, they can't handle  
6 the quantity of transactions that we have on a daily  
7 basis, it's just a lot. Not that we certainly  
8 couldn't entertain an RFP. The bigger financial  
9 institutions tend to be more capable of processing  
10 and --

11 EXE. DIR. GORHAM: Responding.

12 MS. HEW: Caring, yes, more promptly to  
13 our needs.

14 CHAIRPERSON McDUFFIE: Mr. Maven.

15 COMMISSIONER MAVEN: I think I asked  
16 last year. Did we require them to submit their  
17 latest CRA reports?

18 EXE. DIR. GORHAM: Yes, when they come  
19 in -- we don't require them to submit them to us, but  
20 that's one of the questions when they come in and we  
21 have this discussion.

22 And one bank was actually added  
23 sometime ago, because of their CRA discussion with  
24 us, and that's Columbia Bank, because they don't  
25 really consider Paterson as one of their areas, but

1 they had a really good CRA.

2 CHAIRPERSON McDUFFIE: Explain "CRA"  
3 really fast, so I can get an ABC understanding of it.

4 EXE. DIR. GORHAM: Community  
5 Reinvestment Act, and it allows banks such as  
6 Columbia to go to the Federal Home Loan Bank, when  
7 they're doing affordable activities within a catch  
8 area to get a lower rate at the window when they  
9 borrow money. But the winning part for local folks  
10 is that some of the CRA monies have great benefits.  
11 We use Columbia Bank on a number of our mixed finance  
12 jobs and our homeownership piece, such as at The  
13 Heritage. So it provides some gap financing for the  
14 developer, along with keeping the costs down on the  
15 construction of units.

16 MR. GUARASCI: Rev. Maven makes an  
17 excellent point. I would want to make sure that no  
18 bank is approved who has not received at least a  
19 satisfactory rating by the federal regulators,  
20 specifically the Office of the Controller of the  
21 Currency, on their CRA examination, because if they  
22 have not received a satisfactory rating, and I don't  
23 know, all of these very well may have satisfactory  
24 ratings and my guess frankly is these would, then it  
25 would suggest they are not as sensitive to the needs

1 of low income citizens as the federal government  
2 believes they ought to be.

3 So just in terms of their general  
4 policy and maybe, Irma, that can be discussed in  
5 Finance Committee as well.

6 EXE. DIR. GORHAM: That's fine too, but  
7 on this list of folks with banks that we've dealt  
8 with over time, and, again, for us it's like we have  
9 a need, we deal with the lender or the lender comes  
10 to us. We get lenders calling us all the time  
11 wanting to know how they can help. But in terms of  
12 CRA for communities, it's a list that HUD makes us  
13 aware of when banks aren't fulfilling their  
14 obligation, and as a not-for-profit in our community,  
15 we know, not us as the not-for-profit but just being  
16 in the business of looking for places to hold our  
17 monies, and to go back and say, do you have a product  
18 to address what we're doing, these banks would all  
19 meet the test.

20 We haven't dealt with Chase in a while  
21 in that respect, but Columbia Savings Bank was a  
22 little more aggressive in coming to us because they  
23 actually sat in on our IDA program years ago. So  
24 they understood what it was that we needed and how  
25 they could really help us, even though their bank

1 wasn't central to the operation of providing services  
2 to the Paterson community, they found what their  
3 niche could be with us in attacking or enforcing  
4 their CRA was the deal with us with the Federal Home  
5 Loan Bank.

6 COMMISSIONER NATION: So, question.

7 You mentioned mortgage brokers. Do you  
8 want to include the general category on this list or  
9 do you want to do more investigation and approve a  
10 list of --

11 EXE. DIR. GORHAM: I would, for this  
12 meeting, so that you would know that we will be  
13 talking to some mortgage bankers, because they have  
14 come in to us already. They've come in to us, and  
15 we're going to try and put together some type of  
16 information meeting, once the city's pretty much set  
17 on how they're going to release the foreclosed  
18 properties to the general community, that that would  
19 be a resource for people wanting to purchase  
20 foreclosed property and getting them back on the bank  
21 roll. So instead of us coming back and, you know,  
22 doing an independent reso, maybe it won't even pan  
23 out, you know, but I think generally we could just  
24 say, you know, "mortgage bankers for homeownership  
25 opportunities," won't even have to like make it so

1 specific, but I think we should include it. And as  
2 we go through this, if we're doing business directly  
3 with them, then we would come back with a reso. But  
4 if it's a program that -- and we don't steer people  
5 to deal with any one group, and if it's a direct  
6 relationship with someone that wants to purchase,  
7 then we would not be involved in that transaction,  
8 and that's why I'm leaving it sort of general.

9 COMMISSIONER NATION: Okay. Fair  
10 enough.

11 COMMISSIONER MAVEN: So, for clarity,  
12 are we removing City National?

13 CHAIRPERSON McDUFFIE: No.

14 EXE. DIR. GORHAM: No, Dale said to  
15 keep them on, and he's the banker banker.

16 CHAIRPERSON McDUFFIE: So, should we  
17 take the vote on One United or we could just add it?

18 EXE. DIR. GORHAM: We'll just add it.

19 MS. HEW: When the resolution is read  
20 from Operations, I'm assuming that would be  
21 Mr. Jones, he'll just read an extra No. 12, and then  
22 before --

23 EXE. DIR. GORHAM: And add a No. 13 for  
24 the mortgage brokers.

25 MS. HEW: There you go, and the No.

1 13, and he'll read that in the record. And then the  
2 amended resolution will go out, and before I approve  
3 it, I would obviously make sure it's all on there.

4 COMMISSIONER NATION: The bank is One  
5 United or United Bank?

6 CHAIRPERSON McDUFFIE: One United.

7 MR. GUARASCI: With respect to the  
8 addition of the mortgage brokers, is the intent to  
9 name banks that the Authority or that the Board would  
10 then provide the permission to deal with in the  
11 category of mortgage brokers? So that there would be  
12 a separate list of banks in this resolution for the  
13 purpose of mortgage banking?

14 MS. HEW: Well, first of all, let me  
15 just look at this resolution.

16 I think this resolution is just  
17 depositories of funds. So I think for the mortgage  
18 brokers, we would probably need a different  
19 resolution completely.

20 EXE. DIR. GORHAM: I think we should  
21 include them on this resolution at this time, and if  
22 we tend to work with a mortgage broker to implement a  
23 program, then it would be in a totally different  
24 resolution.

25 MS. HEW: Okay. I assume that's

1 possible. I'll double check that with finance,  
2 Mr. Jones.

3 EXE. DIR. GORHAM: Because someone may  
4 want to do a down payment from the city, the city may  
5 want to pass it through us, but we wouldn't hold it,  
6 we would make a deposit on their behalf. I'm just  
7 trying to think --

8 MS. HEW: Oh, I see what you're saying.  
9 Okay.

10 EXE. DIR. GORHAM: I'm just trying to  
11 think of how a program would be implemented, just to  
12 cover ourselves.

13 MS. HEW: Okay. I think I understand  
14 that.

15 EXE. DIR. GORHAM: We won't be  
16 depositing any of our funds in it.

17 MR. GUARASCI: Not to beat a dead  
18 horse, but it seems to me that to the extent that we  
19 are specifically naming banks with which the  
20 Authority can do business for the purpose of its  
21 general business and general operating funds, to the  
22 extent that it's a good idea for us to also designate  
23 banks that will have the Authority to provide  
24 mortgage banking services, that we ought to name  
25 those banks.

1                   EXE. DIR. GORHAM: Well, at this point,  
2 we've had two groups to come in, but it hasn't been  
3 -- I think as cover for this and for the Board to  
4 have knowledge of who these folks are, I think once  
5 that relationship is set, then we would do a reso to  
6 say these are the mortgage brokers that we will be  
7 having some relationship with, regardless of what it  
8 is, you know, pass-through, down payments, forming a  
9 relationship for some program we may institute and  
10 want to put out on the street, we can come back and  
11 flush that all out with the Board. I just think for  
12 this, because you may not be here tomorrow nor I,  
13 there can still be some discussion about them coming  
14 in and of doing business with us. You know, absent  
15 of their name, we would not move forward and do  
16 business, we would come back with another reso. This  
17 is probably going to be more program than --

18                   COMMISSIONER MAVEN: Than depository.

19                   EXE. DIR. GORHAM: Yes.

20                   CHAIRPERSON McDUFFIE: Okay?

21                   EXE. DIR. GORHAM: So petty cash is the  
22 next reso.

23                   CHAIRPERSON McDUFFIE: Okay. Be it  
24 resolved by the Board of Commissioners of the Housing  
25 Authority of this great City of Paterson that they



1 hereby authorize a petty cash fund of \$1,000 for the  
2 calendar year 2017.

3 COMMISSIONER MAVEN: That's what it has  
4 been?

5 EXE. DIR. GORHAM: Did we increase it a  
6 little bit? Did we increase it last year to the  
7 \$1,000?

8 MR. JONES: No, it's been a thousand  
9 for a few years.

10 EXE. DIR. GORHAM: Okay. All right.

11 CHAIRPERSON McDUFFIE: Okay?

12 All right.

13 15. Voting on Resolutions

14 MS. HEW: Are we voting on resolutions?

15 CHAIRPERSON McDUFFIE: Are we voting on  
16 the resolutions now?

17 EXE. DIR. GORHAM: Yes, let's vote on  
18 the resolutions.

19 CHAIRPERSON McDUFFIE: Someone make a  
20 motion.

21 VICE-CHAIRPERSON RENDINA: I make a  
22 motion -- are we doing both at the same time?

23 EXE. DIR. GORHAM: You should call them  
24 out by name.

25 CHAIRPERSON McDUFFIE: By name.

1                   EXE. DIR. GORHAM: By title.

2                   So the first one is: Approval of the  
3                   depository of funds.

4                   VICE-CHAIRPERSON RENDINA: I make a  
5                   motion we approve the depository of funds banks,  
6                   minus the mortgage things.

7                   MR. GUARASCI: With the addition of One  
8                   United Bank?

9                   VICE-CHAIRPERSON RENDINA: With the  
10                  addition of One United Bank.

11                  EXE. DIR. GORHAM: And the listing of  
12                  the mortgage brokers.

13                  MR. GUARASCI: Before I vote on this, I  
14                  need to know what the language will say. So tell me  
15                  how this will read, before I vote on it.

16                  EXE. DIR. GORHAM: It would read as the  
17                  be it resolved language is, and that we're just  
18                  adding the mortgage brokers.

19                  MR. GUARASCI: So, be it resolved by  
20                  the Board of Commissioners of the Housing Authority  
21                  of the City of Paterson that it hereby approves the  
22                  addition of the category of mortgage brokers through  
23                  which the Authority may do business should it so  
24                  choose, is that what we're saying?

25                  EXE. DIR. GORHAM: We're saying

1 mortgage brokers, and in the minutes we're saying  
2 that a resolution would be coming back to the Board  
3 once those mortgage brokers have signed on to do  
4 business. We've had conversations with all of these  
5 other guys over time. And the reason why I said the  
6 mortgage brokers, we're planning on having between  
7 April and June some informational meeting for folks  
8 that are in the business of doing the 203k program.  
9 We're going to get them all in the room, invite  
10 folks, invite housing providers, and they may come  
11 back and say, okay, we have this product, we can use  
12 this product, and we would come back to the Board and  
13 say, these guys are going to be one of the  
14 institutions that's going to either help us implement  
15 a program or be a partner, whatever, be a partner and  
16 that would be a resolution independent of anything  
17 else for the Board to agree on.

18 MR. GUARASCI: I think it's a great  
19 idea, I just think if we're going to modify this with  
20 new language, just tell me exactly how it's going to  
21 read and it's in the final version that it's  
22 memorialized.

23 EXE. DIR. GORHAM: We're just adding  
24 the mortgage brokers to the list, we're not  
25 modifying.

1 MR. GUARASCI: So there will be a No.  
2 13 that simply says "Mortgage Brokers"?

3 EXE. DIR. GORHAM: Yes.

4 MR. GUARASCI: I get it.

5 CHAIRPERSON McDUFFIE: I'm sorry.

6 EXE. DIR. GORHAM: I'm sorry.

7 CHAIRPERSON McDUFFIE: Be it resolved  
8 by the Board of Commissioners of the Housing  
9 Authority of the City of Paterson that we hereby  
10 approve the following banks, financial institutions,  
11 depository of funds, adding "One United Bank" and  
12 "mortgage brokers."

13 COMMISSIONER MAVEN: We're adding 12  
14 and 13.

15 EXE. DIR. GORHAM: We're adding 12 and  
16 13.

17 MR. GUARASCI: I understand.

18 CHAIRPERSON McDUFFIE: That's the  
19 resolution.

20 VICE-CHAIRPERSON RENDINA: I make a  
21 motion.

22 CHAIRPERSON McDUFFIE: Who will agree  
23 with the second?

24 COMMISSIONER NATION: Second.

25 CHAIRPERSON McDUFFIE: Roll call.

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

5                   MS. HEW:    Second resolution.

6                   CHAIRPERSON McDUFFIE:    Second  
7 resolution, go.

8                   VICE-CHAIRPERSON RENDINA:    Can I say  
9 something about that resolution?

10                  CHAIRPERSON McDUFFIE:    No, please.

11                  VICE-CHAIRPERSON RENDINA:    Very  
12 quickly.    You know, it's just a comment on the  
13 resolution.

14                  CHAIRPERSON McDUFFIE:    Keep going.

15                  VICE-CHAIRPERSON RENDINA:    I have  
16 diarrhea of the mouth.    I just want to say one thing.

17                  EXE. DIR. GORHAM:    Okay.

18                  VICE-CHAIRPERSON RENDINA:    One of the  
19 things about these banks and all the other banks  
20 statewide and nationwide, they bounce in and out of  
21 different things.    I just happen to know something  
22 about the 203k and 203, whatever it is, anyway, what  
23 happens is some banks use it, some don't, and then  
24 depending on who's running that portion of the bank  
25 will determine whether or not they have it.    So they

1 might have it one year and then not have it the next  
2 year because it wasn't profitable. So it's difficult  
3 to pin a bank down on a something that they want to  
4 provide, because --

5 COMMISSIONER NATION: A product.

6 VICE-CHAIRPERSON RENDINA: -- they  
7 don't always provide it. It's not always there for  
8 them.

9 I'll just give you an example. Wells  
10 Fargo is one of the best in the state of the 203. TD  
11 Bank won't do it. Bank of America won't do it. You  
12 can ask them, but they're going to say no.

13 Now, the following year, PNC may say,  
14 hey, I'm not giving all my stuff up to Wells Fargo,  
15 we're going to fight the 203 as well, so we're going  
16 to go in on that. So that's why these banks, they're  
17 in business to make money for themselves, not to  
18 provide services for us.

19 EXE. DIR. GORHAM: Okay. I'm so sorry,  
20 Commissioners, I have to make an amendment to this  
21 reso to add another bank. Please, yes, because this  
22 bank has come in -- Fred, don't leave -- this bank  
23 has come in and actually the attorney wrote it on her  
24 slip and I said, oh, I have to amend this, M&T Bank  
25 has come in, and we always want to be fair and

1 equitable. They have a 203k product that they've  
2 already come in to talk to us about, and they also do  
3 the Section 8 homeownership product. So, please, I  
4 need to add M&T Bank as No. 14.

5 CHAIRPERSON McDUFFIE: Okay. Who is  
6 going to make the motion?

7 VICE-CHAIRPERSON RENDINA: I make a  
8 motion we add M&T.

9 MR. GUARASCI: Second.

10 CHAIRPERSON McDUFFIE: Mr. Guarasci  
11 seconded it.

12 Roll call.

13 (At this point in the proceeding roll  
14 call is taken and the amendment is passed by a vote  
15 of five in favor, with Commissioners Bonds and  
16 Ramirez absent.)

17 EXE. DIR. GORHAM: Okay. Thank you  
18 guys so much.

19 COMMISSIONER MAVEN: I move.

20 CHAIRPERSON McDUFFIE: Petty cash.

21 VICE-CHAIRPERSON RENDINA: I make a  
22 motion for the petty cash.

23 CHAIRPERSON McDUFFIE: Can I get a  
24 second?

25 COMMISSIONER MAVEN: Second.

1 CHAIRPERSON McDUFFIE: Mr. Maven.

2 Roll call.

3 (At this point in the proceeding roll  
4 call is taken and the Resolution is passed by a vote  
5 of five in favor, with Commissioners Bonds and  
6 Ramirez absent.)

7 CHAIRPERSON McDUFFIE: Okay.

8 16. Executive Director's Comments

9 EXE. DIR. GORHAM: So, Department  
10 Heads' presentation, but we're going to like flip it  
11 a little bit today. I think I'm going to do my  
12 discussion, and then you guys okay in doing your  
13 pieces?

14 MR. VAZQUEZ: Sure.

15 EXE. DIR. GORHAM: Okay. So this is  
16 going to be somewhat brief -- not brief, but maybe  
17 provide some clarity and vision about how we're  
18 looking at 2017-2018.

19 CHAIRPERSON McDUFFIE: That's nice.

20 EXE. DIR. GORHAM: So we're working for  
21 this first quarter on what the future holds.

22 CHAIRPERSON McDUFFIE: Yes. Beautiful.

23 EXE. DIR. GORHAM: And this is a new  
24 year. You know, what is past is past. What has  
25 happened has happened. So I'm just approaching it as



1 that is that, it's a new year, let's start.

2 So, for the first quarter, you know,  
3 every Wednesday I go to a cabinet meeting, and once a  
4 year we have a retreat. And for the last two years,  
5 each Director or Executive Director of a department  
6 had to do what's called a "SPRITE."

7 And folks here are laughing, because  
8 when Mayor Torres worked here, I think that was  
9 something that he brought forward and each department  
10 had to do it. So when he became Mayor the second  
11 time, he brought us all in, he said everyone had to  
12 do a SPRITE. So this SPRITE stands for Situation,  
13 Product, Restraining Forces, Ideas, Training Tasks,  
14 and Evaluation, this SPRITE. So this last time we  
15 went, I said we did the SPRITE last year, you know,  
16 we're working on it. So I didn't really write  
17 anything up. So I took some time, because I think  
18 the Mayor's going to have some presentation to the  
19 general community sometime in February and he wants  
20 us all to give input.

21 So the situation, very easy here, our  
22 goal and really our aim is to create opportunities to  
23 provide safe, affordable, decent housing with support  
24 services. We get requests many times from many  
25 people about doing all sorts of housing.

1                   Our housing that we do, even though we  
2 do mixed finance and we have levels of income, our  
3 piece is always the affordable piece of it. We don't  
4 do luxury housing, we don't do high-end housing in  
5 terms of income and cost. We do high-end and high  
6 quality housing, because that's just how we partner  
7 with folks to build.

8                   So that's our aim.

9                   After many years of just doing  
10 development projects, and Fred will do his discussion  
11 on Modernization & Development, last year we came up  
12 with an idea of coming up with working with one of  
13 our developers, Pennrose, in putting together a  
14 Fourth Ward Strategic Plan. And that was basically  
15 to protect the millions of dollars that we had  
16 already invested in that ward and to protect our  
17 existing development.

18                   We had a community meeting last week  
19 where folks came in and really told us in areas that  
20 were listed from the Promise Zone grant that was  
21 submitted in areas of security, health, education,  
22 and economics, what were their priorities in those  
23 categories.

24                   We're thinking that in two months we'll  
25 have a draft of how we're going to really implement

1 some type of plan like that. We have maps. We have  
2 the categories. All the existing conditions have  
3 been done. So we're at the point of bringing folks  
4 back and going over what's their priority and what  
5 are some of the things that we're looking at.

6 One of the benefits of doing this is  
7 that we have actually engaged the Councilwoman who's  
8 onboard with it really now is calling it her plan,  
9 but we're good, we're good with that.

10 CHAIRPERSON McDUFFIE: It's okay.

11 EXE. DIR. GORHAM: Because, again, our  
12 goal is to really bring what resources we may have in  
13 terms of organization funds to make the Fourth Ward  
14 not that sagging kind of like pulling Paterson down  
15 sort of attitude.

16 The Mayor's major program right now is  
17 the abandoned and vacant properties program. And my  
18 SPRITE for the last two years has been on Vacant to  
19 Vibrant Properties. And so that's why it's essential  
20 that we're able to bring in just not the banks that  
21 are holding our monies, but other tools, so that  
22 folks could really engage in beautifying and making  
23 the community vibrant again.

24 As I mentioned initially what our aim  
25 is, but we can have as many aims as possible, we

1 don't have to really implement and carry it out. And  
2 actually looking at the population shift that has  
3 occurred that we're going to start looking for  
4 funding resources that deal with the shifting  
5 demographics of a younger, single household, the  
6 aging of the baby boomers, and that's anyone that's  
7 born since 1945, because sometimes people are saying  
8 that, oh, am I a baby-boomer; for those requiring  
9 special needs to increase their capacity to live  
10 independent, and, so, in a nutshell, that's the  
11 situation.

12 I'll leave Fred and your presentation,  
13 I'm not going to talk about the development part, but  
14 a product for us is development and what those  
15 developments look like. So we won't be redundant  
16 here, I won't go through it, because Fred has it.

17 So the other part of "What's the  
18 product?" are those grants that we get. We recently  
19 are working on the juvenile reentry assistance  
20 program, and we got over like \$100,000 to work with  
21 Legal Services, and we're working with Project  
22 Connect out at the Fourth Ward to provide fares to  
23 the age group, 16 to 24, expungement, and any  
24 resources in terms of housing, jobs, license  
25 restored. We formulated a good program with Legal

1 Services. And I participated with McGreevey and some  
2 folks from Washington about a month ago, two months  
3 ago in Newark about reentry.

4 Reentry is an area, prior to the  
5 election, that lots of resources were being placed.  
6 I don't know, again, what the future holds, I'm not  
7 so certain about that. We have JRAP, HOPE VI, FSS,  
8 HOPPER, VASH, ROSS, and our Homeownership Program.  
9 So over time we do get funding to provide services in  
10 those areas.

11 In addition to those grants that center  
12 on housing, there's the health initiatives that came  
13 before the Board where we signed the MOU with the  
14 Health Department, with a pod. And the pod actually  
15 means, if there's a disaster, that whatever antidote  
16 we may need to take, we deliver to those sites, our  
17 sites, and administered on-site. So we haven't done  
18 the training for that, but we have the MOU in place.

19 And finally with health, we've been  
20 talking with St. Joseph's and United Way to see how  
21 health and housing converge at some point and how we  
22 could help in making supportive housing an access  
23 based on health determinants, cancer, diabetes,  
24 mental health.

25 So we've been meeting with United Way

1 in terms of Invest Health, which now we're bringing  
2 St. Joseph's into it. And Bob and I sit on another  
3 committee at the hospital, Passaic County Health  
4 Coalition.

5 MR. GUARASCI: Yes.

6 EXE. DIR. GORHAM: That we're working  
7 on some initiatives again on how communities can be  
8 vibrant and healthy, and we're going to restore some  
9 order of all these things happening.

10 COMMISSIONER MAVEN: Just a quick  
11 question, it triggered something in my mind. In the  
12 whole area of special needs housing, are they looking  
13 at models of housing that includes something like a  
14 house where people who are on dialysis, create an  
15 environment, a residential facility, and where  
16 dialysis is on-site and those kind of things?

17 EXE. DIR. GORHAM: You know, in the  
18 health, when we did the surveys and St. Joseph's  
19 brought certain groups in with an independent  
20 consultant, the whole dialysis thing wasn't even a  
21 topic on the list. And basically there were two  
22 groups of folks different times of the days that met.  
23 So we really haven't discussed that, but since we're  
24 here, we will take it back to the coalition, because  
25 based on the survey, the outstanding or the ranking,

1 the kidney piece wasn't like a big one. Even on the  
2 session that I was on, cancer actually was at the  
3 bottom. Drug abuse and HIV, which years before were  
4 the top ones, now they were moved more to the bottom.  
5 Folks are really concerned about food and access to  
6 food, and nutrition was No. 1 in the session that I  
7 attended.

8                   So Invest Health with the United Way  
9 program, we're working on that, and I think we  
10 finally came up with a project. Because based on our  
11 meeting, the Fourth Ward strategic plan this past  
12 week, the gentleman that does the huge garden on Rosa  
13 Parks and is that 12th Avenue, said that he needed a  
14 greenhouse. So this Invest Health project is not  
15 about just prevention, it's about the economics of  
16 how you put things together so folks could have  
17 access. And United Way was also at this meeting, so  
18 we all looked like, wow, because the connect is with  
19 CFDI, who provide low income, low interest monies to  
20 do economic programs, housing programs. So I think  
21 we may have a project in the Fourth Ward, and they  
22 were focusing on the Fourth Ward.

23                   COMMISSIONER NATION: To follow-up on  
24 Rev. Maven, my wife is on dialysis, and I can tell  
25 you, Patersonians --

1                   EXE. DIR. GORHAM:    There are lots.

2                   COMMISSIONER NATION:  There are lots.  
3    So if you even had 20, you'd fill it.

4                   EXE. DIR. GORHAM:    Right.    Lots.

5                   COMMISSIONER NATION:  The next question  
6    is, the medical assistance for the mentally and  
7    physically challenged, I've had persons from  
8    time-to-time say they applied but I guess they  
9    weren't selected, they just want to know when the  
10   next round of the process to get housing for medical  
11   challenged persons will be?

12                  EXE. DIR. GORHAM:    Well, you know,  
13   medical challenged isn't a priority or preference.

14                  COMMISSIONER NATION:  All right.

15                  EXE. DIR. GORHAM:    It's not a  
16   preference.

17                  From time-to-time Bob may, you know, do  
18   something in that realm, but it's not a protected  
19   class.

20                  COMMISSIONER NATION:  Okay.

21                  EXE. DIR. GORHAM:    And it's not really  
22   a preference for Housing Authority individuals coming  
23   on our list.  You can be disabled, which, you know,  
24   we do ask you to check that, but --

25                  COMMISSIONER NATION:  So if I'm



1 disabled, I advise the Authority, and whenever  
2 availability comes, then --

3 EXE. DIR. GORHAM: Well, the only way  
4 that we can really process folks for, and this is  
5 like the big, scary word to everyone, because they  
6 call all the time saying, "I need housing, can you  
7 send me the list?"

8 We have from time-to-time, as we  
9 exhaust folks already on the waiting list, we  
10 advertise, folks fill out a form, we have a lottery,  
11 folks go on the wait list. So we can only serve you  
12 if you're on our wait list.

13 COMMISSIONER NATION: Okay. All right.

14 EXE. DIR. GORHAM: Okay. So  
15 Restraining Forces, the R, is that we most times get  
16 funding through the feds either through a notice of  
17 funding availability. We do look for alternative  
18 housing resources through other government offices,  
19 like the JRAP was through the Department of Labor, it  
20 wasn't a HUD grant. We must go through that process  
21 of RFPs for everything basically that we do, and we  
22 haven't been doing financing, because we knew about  
23 the eligibility for the collateral.

24 Just as Commissioner Nation mentioned,  
25 we're always looking to how we can amend our Ad Cop,

1 which is our Administrative Plan for admission, you  
2 know, along with HUD program requirements.

3 So those are some of the restraining  
4 situations that we have.

5 We're always looking for ideas on how  
6 to meet our goals and to remain a major player in the  
7 housing industry and the housing community. So, you  
8 know, we can go from extreme to soft. Extreme taking  
9 legal action to identify properties, programs, but  
10 since there's such an abundance, a number of  
11 properties with the city, we know that we can also go  
12 that track. And we are always looking for  
13 opportunities to partner with other stakeholders in  
14 the community.

15 We have the T, we have a very robust  
16 training for staff, and one of our, I believe, strong  
17 points over the years is our ability to engage the  
18 community in things that we want to move forward.  
19 And it's just not us, you know, I get calls all the  
20 time from the Habitats of the world and faith-based  
21 organization, come help us, you know, put this  
22 together. And we do it very willingly and most times  
23 very successfully.

24 And the evaluation, you know, the big  
25 thing is the logic model that HUD puts out, which is

1 about everything: You know, what did you say you  
2 were going to do, how you did it, were you  
3 successful, that's one way. The other way is that,  
4 again, we're required to do an enormous amount of HUD  
5 reporting.

6 And as just as an example, we just went  
7 through the PHA Plan review, and, you know, we had  
8 the community come in, discuss with us some of the  
9 things that needed some clarity, we put the plan  
10 together, and I got the letter yesterday that it's  
11 been approved and we don't have to do any additional  
12 revisions on it. Projects are completed in a timely  
13 manner. I think in the last 16 years in terms of  
14 development projects, we've been on time, and that's  
15 a plus, because that usually doesn't happen.

16 And the other evaluation in terms of  
17 our major program here in terms of providing service  
18 to the community, our Section 8 Program is, you know,  
19 the number, our budget authority, how many people we  
20 lease up under the Section 8 Program, how many people  
21 we terminate, how many times we open the waiting  
22 list.

23 And this was an added one just for  
24 Commissioners' information because, yes, what the  
25 future holds and in finance, a couple of weeks ago we

1 really talked about how we can decrease project costs  
2 to yield a profit in terms of income. So that's a  
3 measurement that we do monthly to see what's  
4 happening, but for this quarter, we're working very  
5 hard on it.

6 So that's like an overview, and, folks,  
7 now who wants to go first? Directors? Fred, Dale  
8 and Theresa. And Mr. Jackson had some personal  
9 things to do these two days, so at the next meeting  
10 he can do a quick update on his stuff.

11 But I'll just say generally, for the  
12 Department of Leasing & Occupancy, since he's been  
13 onboard, we've instituted the direct deposit for  
14 landlords, which is revealing a lot of stuff to us,  
15 but folks are coming in, we're having some  
16 conversation. He's done the analysis on the  
17 inspection program and, you know, we get calls all  
18 the time, I have a meeting with Glorio Friday to like  
19 go over that process again.

20 COMMISSIONER NATION: Okay. All right.

21 EXE. DIR. GORHAM: He's done some  
22 recommendation for the admin plan. We're still very  
23 much doing the RAD administration for Eggert's  
24 Crossing down in the Trenton area. We're doing --  
25 what's the Trenton project?

1 MR. JONES: Kingsbury.

2 EXE. DIR. GORHAM: Federation locally,  
3 and Governor Paterson Towers. So, these were just  
4 some things he needed me to look at, but he'll do  
5 this own report.

6 So who wants to go first? Do you guys  
7 have questions for me?

8 Okay. Five minutes -- three. I'm just  
9 joking, three.

10 17. Department Heads Presentation on Upcoming  
11 Activities

12 MS. MIMS: Hi.

13 My name is Theresa Mims, Compliance  
14 Officer, Property Manager Supervisor.

15 Right now, all our properties are  
16 getting ready for the REAC.

17 EXE. DIR. GORHAM: Inspection.

18 MS. MIMS: We have three REAC  
19 inspections coming in, Sojourner Douglass, AMP #3,  
20 Cotton, Barnert, Griffin and Riverside. So we are  
21 aggressively preparing for that inspection. I don't  
22 foresee any problems with Sojourner Douglass or AMP  
23 #3. Riverside is another story. But hopefully the  
24 RAD will come through in time so we wouldn't have to  
25 have that inspection.

1                   The Managers are working very  
2 aggressively trying to maintain the property so we'll  
3 become a high rated property and authority. Our  
4 vacancies are to a minimum now. We had a substantial  
5 amount of deaths over the last year, so we are  
6 working really hard trying to get those vacancies  
7 filled.

8                   Other than that, I don't have anything  
9 else.

10                   EXE. DIR. GORHAM: Questions?

11                   MS. MIMS: Any questions?

12                   CHAIRPERSON McDUFFIE: Thank you.

13                   MR. JONES: I'll go first. Mine is  
14 short, Fred is not.

15                   EXE. DIR. GORHAM: Okay.

16                   MR. JONES: I'll make it very quick.

17                   Good morning, Commissioners.

18                   Shruti is going to pass out the  
19 summary.

20                   At the last meeting -- go ahead,  
21 Shruti.

22                   At the last meeting, when we presented  
23 the budget for the next fiscal year starting  
24 April 1st, there were some requests, a concern  
25 expressed by Commissioners as to the details of the

1 budget. And the budget is a complex process for us.  
2 The same handout you have is what's on the board and  
3 what Rhonda is doing there. So, what we did was to  
4 summarize the budget in one page to make it less  
5 complicated, however, it highlights the major driving  
6 force of how our funding comes into the agency and  
7 where our funds go.

8           So, this is a summary of the  
9 agency-wide Operating Budget for the year starting  
10 April 1st, 2017 and ending March 31st, 2018.

11           And it shows in the first column is the  
12 Public Housing Program. That is our main core  
13 operation traditionally, because when you go over to  
14 the middle column, you notice that our largest  
15 numbers are in the Housing Choice Voucher Program.

16           On the Public Housing Management  
17 Program, our unanticipated revenues for the upcoming  
18 years totals \$9.4 million, and that is broken down  
19 into two major areas: The dwelling rents from our  
20 residents and the operating subsidies that we  
21 anticipate from HUD.

22           And as you go down the column -- well,  
23 if we go across, you will see on the Section 8  
24 Program, we anticipate some \$35 million in housing  
25 assistance payments under the voucher program. And

1 on the expenditure side, and I didn't get a chance to  
2 plug this in, didn't have enough time, but the major  
3 portion of our budget on the public housing  
4 management side, our total projected expense is  
5 \$11.5 million. Of that, approximately half a million  
6 dollars is soft costs, which is the human side,  
7 salaries and benefits. And so our administrative  
8 salaries is \$1.6 million.

9 Our benefits for admin active and  
10 retired employees is \$1.3 million; our maintenance  
11 staffing, \$980,000.

12 The benefits for our maintenance, both  
13 active and retired employees, \$980,000.

14 If you tally those numbers, it comes  
15 out to approximately 43 percent of the \$11 million,  
16 which is the major portion of our cost.

17 Then the other expenses, you know,  
18 summarizes what our major categories are; you know,  
19 utilities, it's approaching close to \$2 million for  
20 public housing sites. And then we have major other  
21 categories, contract costs, replacement reserves.  
22 And then if you go across the Housing Choice Voucher  
23 Program, we anticipate spending close to \$30 million  
24 in housing assistance payments that we pay out to  
25 individual landlords that house our residents all



1 across the city, and in addition to those rent  
2 projects the Director spoke out.

3 So, in a nutshell, this is a summary of  
4 the budget which was approved at the last meeting,  
5 which we will transmit to the state. We have two  
6 days for the deadline, it has to be in their hands,  
7 emailed, postmarked a hard copy, so we will send that  
8 off today.

9 The other area that I just want to  
10 mention, which is the next page, is just a fancy  
11 picture that Rhonda did very nicely for me. It just  
12 breaks out the different areas, the highlighted  
13 colors where our major income and expense areas are,  
14 and you can see there.

15 In the next few months, we will have  
16 reached our year end, March 31st, 2017. HUD gives us  
17 45 days to get the financial statements in to them,  
18 which puts us around May 15th, and we have an  
19 additional 15-day grace period.

20 Even though our budget looks very small  
21 here, on the financial statement side, we submit  
22 close to 20 financial statements, because HUD  
23 requires a level of detail for every single project  
24 that we do. We have to submit a separate financial  
25 statement that gets loaded into the HUD system and

1 uploaded, and the auditor comes afterwards and  
2 certifies to that and then it gets included as well.

3 That's it. Thank you.

4 EXE. DIR. GORHAM: Okay. Fred.

5 Fred -- oh, Ileana. Let Ileana go.

6 MS. KMECH: Ileana Kmech, Personnel  
7 Officer.

8 Some of the items that Human Resources  
9 is working on is enhancing the Employee Handbook and  
10 actually revising it. I've already gotten out a  
11 couple of policies, we just actually revised them,  
12 one was the FMLA, to make sure employees know, if  
13 they have a serious health condition, they can apply  
14 for Family Leave, and that protects their job up to  
15 12-weeks.

16 I've also rolled out the New Jersey  
17 FMLA to inform employees that if they want to bond  
18 with a child or take care of a parent, they can apply  
19 to the state, it's a six-week paid leave and can also  
20 be taken intermittently, where they can take a day at  
21 a time or even an hour at a time.

22 I've also enhanced the workers'  
23 compensation policy, its procedures, letting  
24 employees know what to do if they get injured on the  
25 job, there's an 800 number they can call, it's 24/7,

1 because we do have employees who work seven days a  
2 week.

3 We're also allowing employees to take  
4 personal days in hourly increments. They get three  
5 personal days, and one personal day they can take an  
6 hour and a half, two hours, whatever they need.

7 I also have some informational meetings  
8 coming up, one is AFLAC will be coming in in March.  
9 This is an employee paid benefit, the employer  
10 doesn't pay for it, but Aflac offers cancer,  
11 accident, and short-term disability policies that  
12 they can purchase.

13 I also have the company Financial  
14 Resources, they take care of the 457 plan for several  
15 of the employees in the office. And this way, if  
16 employees want to make a change to their investment,  
17 this is the time for them to do it.

18 We also plan on having a Medicare  
19 consultant come in. We do have several employees who  
20 have questions about Medicare, when to apply for it,  
21 you know, what the benefits are, so that's also going  
22 to be scheduled.

23 I also plan on scheduling someone from  
24 the State of New Jersey to come in to speak about  
25 pensions. Employees have questions about it. So

1 that's also going to be planned.

2 I'm also going to roll out, and  
3 actually it's there on the New Jersey website but  
4 employees may not be aware of it, but there's a New  
5 Jersey Wellness Program. So if you participate in  
6 the benefits, this is a wellness program where if you  
7 have a checkup and a health assessment, you can  
8 receive up to \$250 in rewards.

9 And I also plan on having some other  
10 seminars, but we haven't determined at this point  
11 what they will be.

12 CHAIRPERSON McDUFFIE: Thank you.

13 EXE. DIR. GORHAM: Okay. Fred.

14 MR. VAZQUEZ: Good morning, Mr.  
15 Chairman and Commissioners.

16 I will give you a brief overview of  
17 what it is we're doing in the Modernization &  
18 Development unit in concert with other staff and our  
19 development partners.

20 In the first quarter of this year, some  
21 of the modernization projects you'll be able to see  
22 are:

23 Elevator upgrading at Gordon Canfield  
24 Plaza.

25 Roof replacement at Sojourner Douglass

1 Homes.

2 New vinyl siding, gutters, exterior  
3 metal handrails at Sojourner Douglass Homes, along  
4 with air conditioning openings.

5 Patio terrace, balcony repairs at  
6 Joseph Masiello.

7 And electrical panel and maintenance  
8 improvements at NJ-21-6, Andrew McBride Homes.

9 Of course these things go into design  
10 in 2016, and we actually take construction in 2017.

11 As far as the development anticipated,  
12 even though we're saying we're doing a lot of  
13 activities in the first quarter of this year for  
14 development, it actually impacts the next 3 or  
15 4 years of development at the Authority.

16 So, I'll go back a little bit to 2016  
17 and just highlight some of the accomplishments the  
18 Authority was able to complete.

19 We were able to complete 16 of the 25  
20 homeowner units. When I say "complete," I mean  
21 construct 16 of the 25 homeownership units under HOPE  
22 VI, and also began marketing and sales.

23 We were able to close, that is, sell,  
24 nine of the 16 units. And we've started construction  
25 of the last nine units.

1           The \$13 million project is the first  
2 ever homeownership project that the agency has  
3 undertaken. This is important, because when you  
4 apply for funds, they measure how you were able to  
5 obligate and expend your previous funds, and that, of  
6 course, bodes well for us.

7           Secondly, we were able to leverage a  
8 seventh phase to our HOPE VI project.

9           Initially, HUD approved six phases. We  
10 were able to add an additional 63 units. In essence,  
11 \$17.23 million.

12           Irma spoke earlier about protecting our  
13 investment in the Fourth Ward. This is one of those  
14 projects we considered when we decided to partner  
15 with the city and the community in the Fourth Ward  
16 Redevelopment Plan.

17           That will be 63 units of elderly  
18 housing, which we closed on the financing in June of  
19 2016, with a completion date of June 30, 2017. That  
20 project is supported by 30 project-based vouchers and  
21 16 public housing units.

22           One thing that I will note. As a  
23 result of that, our original Revitalization Plan in  
24 connection with Alexander Hamilton was to build  
25 271 units. We actually have built 338 units, which

1 is a 25 percent increase over our original plan.

2 We also established something critical  
3 that plays both for HOPE VI and our future  
4 construction projects, we established an  
5 Entrepreneurial Training Program along with incubator  
6 space to support graduates of the program and startup  
7 business.

8 We also in 2016 did receive a number of  
9 awards and recognition for our Heritage and Freedom  
10 Village sites, namely a Smart Growth Award, as well  
11 as Multi-Finance Executive Award for our Freedom  
12 Village property.

13 Now I'll tell you a little bit where we  
14 are in 2017.

15 CHAIRPERSON McDUFFIE: All right.

16 MR. VAZQUEZ: For 2017, there are five  
17 major objectives of the agency through its  
18 Modernization & Development Department in concert  
19 with, as I said, other department staff and our  
20 development partners.

21 Our biggest undertaking will be the  
22 demolition, disposition, and revitalization of the  
23 Riverside Terrace Development. Right now, we're  
24 looking at a \$125 million project that will yield 259  
25 residential units, 55,000 square feet of commercial

1 space, to be completed in 4 or 5 phases over the next  
2 3 or 4 years.

3 The following activities will take  
4 place in the early part of this year, the first half  
5 of this year.

6 We'll be submitting a demo/dispo  
7 application for the property on or about  
8 February 28th.

9 We will be submitting to the Planning  
10 Board in mid March for site plan approval.

11 We will be submitting an application  
12 for 185 Choice voucher units to undertake relocation.

13 We will begin relocation on or about  
14 July 1st, 2017, with a view to complete it by  
15 January 2, 2018.

16 We will be submitting two tax credit  
17 applications for nine percent tax credits, one for  
18 80 units of elderly, which is Phase I, and the second  
19 for 63 units of family, which is Phase II.

20 These phases will also contain  
21 management offices, community rooms, outdoor  
22 recreational space, and a gym, along with \$1.5  
23 million in support services.

24 We anticipate that we will have a tax  
25 credit award around September 2017, with a view to



1 close on the financing December 2017, and startup  
2 demo and construction in January 2018, with a  
3 construction completion time of January 2019.

4 Similarly, in Phase III, we'll also  
5 submit a tax credit application in April 2018, with a  
6 view to receive award 2018, financial closing by  
7 December 2018, with construction completion by  
8 December 2019.

9 The final phase of residential, we will  
10 submit a tax credit application in April 2019, with a  
11 view to receive awards September 2019, with financial  
12 closings on December 2019, completion of construction  
13 in 2020.

14 I said it was 259-units, so the first  
15 phase is 80, the second phase is 63, the third phase  
16 is 68, and the final, fourth phase, is 48 units.

17 We also talked about a 55,000-square  
18 foot commercial development on the northeast corner  
19 of the site adjacent to Home Depot.

20 It is anticipated that this project  
21 will occur at the end of the second phase and  
22 somewhere before the beginning of the third phase.

23 We will be applying for a variance or  
24 amendment, which is required.

25 All the activities in connection with

1 Riverside shall be completed by the spring of 2021.

2 The second item that we're looking to  
3 complete within this year is the Phase V of the HOPE  
4 VI project, and that's a 7,224,000-square foot early  
5 education center at The Heritage.

6 We will be issuing an RFP sometime in  
7 February for an entity that can, either through lease  
8 purchase or outright purchase, contract with us for  
9 the early child education center. We're looking to  
10 partner with an entity by March 2017, with a  
11 construction startup of June 2017 and construction  
12 completion of December 2017.

13 The next major project is Phase III  
14 Freedom Village. We're looking to do that as a  
15 turnkey project. In other words, the developer will  
16 build it and we will own it at the end of the  
17 build-out period. We're looking at \$2.8 million and  
18 15 units.

19 We will be submitting a letter to HUD  
20 on around March 1st letting them know what our action  
21 plan is going to be, because we are going to support  
22 this project with our project-based vouchers.

23 We anticipate a closing by  
24 September 2017. Construction startup by  
25 December 2017. And construction completion,

1 September 2018.

2 Irma spoke earlier to re-housing. On  
3 Rosa Parks Boulevard, that will be a turnkey project  
4 as well. We're looking at 20 units. An approximate  
5 cost of \$2.9 million. We will follow the same  
6 construction closing and construction completion as  
7 we talked about Freedom Village.

8 And the fifth project is the Veterans  
9 Housing project, 34 units, a \$19 million project.  
10 This is one that we've been working on for several  
11 years, originally it was a homeownership project,  
12 and, subsequently, at the urging of the HUD --

13 EXE. DIR. GORHAM: Signing on on  
14 homeless veterans.

15 MR. VAZQUEZ: Homeless veterans, we  
16 changed that into a veterans housing.

17 The financing for this project is  
18 already in place. We've already awarded  
19 project-based vouchers for that project. We  
20 anticipate construction to start April this year,  
21 2017, with a completion timeline of February 2018.

22 As I said earlier, this is also  
23 supported by project-based vouchers.

24 A couple of other activities that are  
25 also ongoing.

1                   We will be participating with the city  
2                   in their abandoned and foreclosed property. There  
3                   are several names for it. I believe "Boards Off" has  
4                   been thrown out there and a couple of other names, I  
5                   think Irma mentioned another name earlier.

6                   We are looking forward to completing  
7                   the Fourth Ward Redevelopment Plan in concert with  
8                   the city and the community. Our investment in the  
9                   Fourth Ward is approximately \$60 million, and that's  
10                  why it was critical for us to partner with the city  
11                  and the community in protecting our investment.

12                  And, lastly, we have to close out the  
13                  2010 and 2011 HOPE VI projects, which is scheduled  
14                  for closeout October 2017.

15                  EXE. DIR. GORHAM: One point, and I had  
16                  to step out because Councilwoman Cotton called, for  
17                  these projects, the veterans project, you know, the  
18                  Freedom Village project, the Riverside, and reentry,  
19                  developers have been designated for all of those  
20                  projects already. I don't know if you mentioned  
21                  that.

22                  Okay. All right?

23                  MR. GUARASCI: One question. Where is  
24                  the veterans project going to be located?

25                  EXE. DIR. GORHAM: It's going to be

1 located on Fulton and Carroll. There's a sliver of  
2 land there that we're using, and, again, it has been  
3 our experience, as tough as the Christopher Columbus  
4 community was there, that with the construction and  
5 development of the HOPE VI, that community definitely  
6 changed, in terms of folks really taking care of  
7 their property.

8 So, when we talk about the Fourth Ward,  
9 we want that same sort of experience to happen.

10 MR. GUARASCI: Yes.

11 EXE. DIR. GORHAM: So we're down in the  
12 belly of the beast, but we know with other folks,  
13 other housing providers, Habitat, Second Baptist, now  
14 Presbyterian wants to up their involvement, that we  
15 can make things happen in that community that again  
16 it can become a viable and vibrant community.

17 So that's all I wanted to add to that,  
18 Fred, because I had that in my notes about the  
19 developers being selected.

20 MS. HEW: Oh, so, unfortunately, I'm  
21 going last.

22 There have been a few lawsuits last  
23 year coming into this year, some slip and falls, a  
24 couple of claims from the elevators that we're  
25 renovating, and I'm sure we saw in the paper a couple

1 of fires. So lawsuits have been filed and they're  
2 currently being defended by our insurance company,  
3 not by my firm.

4 And we are also currently assisting the  
5 prosecutor of Passaic County in an investigation, and  
6 that is all I am at liberty to say, but we are  
7 handling all these matters, and my firm is managing  
8 and monitoring everything. So, I didn't want to go  
9 last.

10 EXE. DIR. GORHAM: That's all right.  
11 You're only to advise.

12 18. Chairperson's Comments

13 EXE. DIR. GORHAM: Okay. Chairperson's  
14 comments.

15 CHAIRPERSON McDUFFIE: Well, first of  
16 all, I want to thank this tremendous leadership of  
17 our Housing Authority, to, of course, our Executive  
18 Director, to the leadership staff, to the team.  
19 Every time I think of Paterson Housing, I think of  
20 the greatest Housing Authority in the State of New  
21 Jersey, and I think that is the rumor that goes  
22 around New Jersey, New York, and some people that I  
23 know in other states, because of the accomplishments  
24 that you have accomplished in these past 4, 5, really  
25 8, 12 years, from Christopher Columbus to, of course,

1 Alexander. Am I correct? And now next is, of  
2 course --

3 EXE. DIR. GORHAM: Riverside.

4 CHAIRPERSON McDUFFIE: -- Riverside.

5 So, once again, according to our speech  
6 of last year, whenever you do something first, it  
7 stands out, whoever comes in second place is the  
8 first one to lose. So you got to always think about  
9 what you do first that is so unique and different it  
10 stands out far beyond the others, and, I just would  
11 put it like this, that word would be "excellence,"  
12 which means to go above the norm, to do something  
13 that hasn't been done before.

14 Usually when someone repeats the same  
15 thing, it's been done, no one talks about that.

16 The greatest game of the year comes up  
17 this Sunday, and no one remembers the loser of the  
18 Super Bowl, they remember who wins the championship.  
19 So, to each Department Head, to each leader, you got  
20 to think outside the box in your strategic plan.

21 I love the word "strategic." That's  
22 the political era we are in now. Let me suggest to  
23 many of us in this politically-charged atmosphere to  
24 be very careful what you say publicly, very careful.  
25 I think you should be loud in the mirror, but quiet

1 in public. Choose your words wisely. As you know,  
2 we just got appointed Mr. Ben Carson over at HUD.

3 I know we didn't pick the president,  
4 and sometimes we don't know what to say in social  
5 media, but be very careful with our words. Ben  
6 Carson is big on faith-based and big on community  
7 networking. I love the idea that this housing is  
8 committed to working with outreach programs,  
9 nonprofits. Everything you do, you should look for  
10 partnerships in working with it, because that is  
11 where we're going. And I think what's wise is you  
12 have to plan ahead before the head gets there. You  
13 have to plan, you know where they're going, you get  
14 there before they get there and think it out  
15 thoroughly, and then if you want to do your little  
16 protest, do it professionally, do it aboveboard, but  
17 be very careful the stuff you post socially. Someone  
18 said one time to me, "A fool is smart until they  
19 start talking." You know, so a lot of times the  
20 quiet one in the room is the wisest until you start  
21 talking, then they realize you're not that smart at  
22 all.

23 So, I think we need to be very careful  
24 in our words we say publicly, things we say to  
25 people. We need to cover each other and be loud



1 behind closed doors, talk about it behind closed  
2 doors. When you go out publicly, they should not see  
3 any dissension. Talking to newspapers and talking  
4 about other people publicly, that stuff comes back to  
5 bite you. Be very careful how you handle your stuff  
6 in-house, because that will disrupt relationships.

7 Rome became a powerful nation because  
8 they were good at two weapons, that was: The arrow  
9 and the sword. The arrow means from a distance and  
10 sword means close-up, and you got to know the  
11 difference between the two relationships; how you  
12 talk to someone privately may be different in how  
13 deal with people publicly, but you better handle it  
14 at a professional level.

15 So I really want to continue to thank  
16 God for strategic planning in here, the connection  
17 with faith-based and not-for-profits.

18 Resident services are so important this  
19 year. I'm telling you, creating residents who have  
20 marketability skills, because once someone becomes  
21 marketable, they can buy property, they can buy  
22 houses and homes. They can improve themselves and  
23 offer themselves to the workforce, so they can pay  
24 some taxes to get our taxes down. So if you got all  
25 these nonprofits, and I'm speaking about the church



1 comes through public housing, so this God that Ben  
2 Carson sees, there's an organization, that's an  
3 improvement of the quality of life, and not just  
4 living off the system. And trust me, I'm talking  
5 about where you're going ahead of time.

6 Let me finish up here. I'm not trying  
7 to preach, I am giving you some stuff I just wrote  
8 down.

9 We're living in an area where you have  
10 to increase the entrepreneurship training.

11 Rome became powerful by its up-close  
12 and distant relationships. You don't have to know  
13 everything, but you better know where everything is.  
14 I don't have to know everything, but I know it's  
15 inside Rev. Maven, I got to make a relationship and  
16 go talk to him. If I know Bob Guarasci got  
17 something, I got to go talk to Bob, "What do you got  
18 for the table?" You got to connect the pieces. If  
19 you don't connect the pieces, you're not going to  
20 make it in this 2017-year.

21 I had a conversation with someone, and  
22 I just how we are as a people, sometimes we just need  
23 to say "sorry," and they get mad at you because you  
24 have the ability to talk with your enemies. And I'm  
25 not going to get religious, but let me just say this

1 real quick, and I'm saying this as a pastor now but  
2 for the record.

3                   There was a biblical character in the  
4 Old Testament and New Testament called Zacchaeus, and  
5 everybody hated Zacchaeus because he was a Jew  
6 working for Rome, so they can't stand him. "I don't  
7 like Zacchaeus! I hate Zacchaeus!"

8                   And when Jesus got to the tree, he  
9 looked up, said, "I'm coming to his house."

10                   "I can't believe you're going to his  
11 house! How come you are hanging with him?"

12                   Because we don't know how to reach over  
13 to our enemies and make friends with them and connect  
14 with them and discuss your disagreements privately,  
15 so when we come out publicly, we show a team. It  
16 don't mean we agree with everything, but we  
17 understand our roles, we understand what we do  
18 together, and we don't use it as a personal vendetta  
19 to hold back everything else.

20                   So I want to congratulate our  
21 Commissioners and Mr. Pete Rendina, my Vice  
22 Chairperson, to all of us who continue to work  
23 together to go forward to do the unique things that  
24 this Housing Authority is already doing. I'm  
25 celebrating the good, and, of course, there's always

1 some bad and ugly, but the good always outweighs the  
2 bad.

3 If you drive down Freedom Boulevard,  
4 you see the new things, I get excited.

5 You drive by Cliff Street, and standing  
6 strong, I just stick my chest out. I say that's  
7 Housing, and you achieve.

8 But if you only focus on the negative,  
9 you won't ever see the positive.

10 So, Miss Irma, to our Board, to our  
11 leadership staff, to you who work hard, I really  
12 celebrate you, and, of course, I look at the glass  
13 half full and not half empty.

14 So I'm looking forward to 2017.

15 Thank you so much.

16 (Applause.)

17 19. Vice Chairperson's Comments

18 EXE. DIR. GORHAM: All right. So Vice  
19 Chairperson, let's keep it rolling, this is not your  
20 first time.

21 VICE-CHAIRPERSON RENDINA: I'm just  
22 going to say one quote. Okay. It was sent to me by  
23 one of my former students. And the quote was from  
24 Rev. Run. I don't know if you know who that is, but  
25 he's from Run-D.M.C, and it shows my age, I

1 apologize, but Run-D.M.C. was like a little rap group  
2 kind of guys, they were good guys and the kids and  
3 sneakers untied. But I will say it's a great quote  
4 and the quote is, "Those who solve problems spend  
5 very little time complaining about them."

6 Now, when people tell me that you, you  
7 know, and I hear in my position a million problems a  
8 day, a million, not just because of Housing, but  
9 because of other positions that I hold. And I'll  
10 tell you, very few people tell me after they tell the  
11 problem, they say, well, listen, I have about 4 or 5  
12 potential solutions for this. They don't tell me  
13 that. Not to say that they're going to get the  
14 entire thing right, but here's what I have observed  
15 and this is what I see as a potential solution. And  
16 I'll tell you, when you start to think like that, and  
17 Rev. Run, good man, tried to make a kid, he's not a  
18 kid anymore, but tried to make me understand that,  
19 you know, to me, Mr. Rendina, shut up and go solve  
20 your problems.

21 CHAIRPERSON McDUFFIE: Wow!

22 VICE-CHAIRPERSON RENDINA: And, again,  
23 it's kind of like that's where we really are all  
24 going to be at some point, because we all have other  
25 lives and we do get questions brought to us on many

1 occasions. And you have to ask the people, like not  
2 in a nasty way, but you have to say, "Do you have any  
3 potential solutions for me?"

4 I'm going to think up some, but I want  
5 you to also think of some, and then we'll commiserate  
6 and come up with an answer. Rev. Run.

7 Thank you.

8 (Applause.)

9 20. Commissioners' Comments

10 EXE. DIR. GORHAM: So, Commissioner  
11 Nation.

12 COMMISSIONER NATION: Thank you, Mr.  
13 Chairman, in your confidence for appointing me to two  
14 committees, Finance and Security.

15 Well, E.D., I'd like to commend you on  
16 the organization's willingness to interact with all  
17 groups. You're interacting with all financial  
18 institutions, you are seeking possible solutions for  
19 opportunities through the mortgage brokers.

20 CHAIRPERSON McDUFFIE: Yes, we are.

21 COMMISSIONER NATION: And other areas  
22 that were ignored before, like the elderly, the  
23 veterans.

24 I really, as an E.D. will know, I get  
25 complaints, and as I get a complaint, I give her a

1 call, whether it's from a landlord or the resident  
2 side, but I encourage all Commissioners, let's  
3 continue the fight. The truth is, there are more  
4 wants than there are provisions.

5           The E.D. always here talks about  
6 there's a waiting list and they have to wait. So  
7 even if you're on the waiting list, they're waiting.  
8 So I get a lot of calls, and I try to explain that  
9 from time-to-time the wait is changed according to a  
10 need.

11           As the Vice Chair and the Chair said,  
12 we have to start looking in. No one is coming to  
13 save us.

14           The contribution from HUD, even if it's  
15 Rev. Carson or the President, we don't know if the  
16 budgets are going to increase or decrease, but we're  
17 expected to carry out the mandate. So, as the  
18 Reverend said, we can argue on our committees, but we  
19 have to come out with one face. And I think we need  
20 to keep on interacting with our fellow citizens, we  
21 have to preach the word, try to understand, but I  
22 think as long as we approach them with the truth, not  
23 half promises, but deliver what we can, and if we  
24 can't, we say, listen, we can't. And we need to  
25 also, I think, be equipped with who our providers



1 are.

2 Our friend, Mr. Guarasci, maybe NJCDC  
3 has something that the Housing can do right now.

4 We need to work together, especially in  
5 this time and until we know where we're going, we  
6 have to band together and see. And as Rendina said,  
7 if we have six problems, how we can solve five, then  
8 we have to wait and see how the sixth one goes.

9 So, it's early in the new year, let's  
10 be positive. The year will bring enough discourse  
11 and problems, so I think, as the E.D. said, last year  
12 was last year, this is a new year, let's be positive  
13 and let's solve the problems as we go along.

14 Thank you.

15 EXE. DIR. GORHAM: Finish up, Rev.  
16 Maven.

17 (Applause.)

18 COMMISSIONER MAVEN: Ditto, everyone.

19 I certainly commend the leadership,  
20 from the Executive Director to the Managers,  
21 Directors, to the Housing Managers. I can imagine we  
22 get the calls, but you're there to deal with the  
23 residents everyday, so certainly I commend you for  
24 your leadership and certainly our Commissioners.

25 I'm going to say that from my

1 perspective and my involvement is that of serving;  
2 because I'm a servant. I take to heart the words of  
3 Jesus, who says he who is the greatest among you must  
4 be the servant.

5 So I see this agency as being great,  
6 because it serves, and when we stop serving, we stop  
7 being great. So as long as we keep that focus of  
8 serving those residents, this community, I think the  
9 potential for our greatness continues to rise.

10 EXE. DIR. GORHAM: Commissioner  
11 Guarasci.

12 (Applause.)

13 MR. GUARASCI: Well, I'm still the  
14 rookie. I think this is my third meeting.

15 I learn more each and every meeting.  
16 But I think today was particularly poignant for me,  
17 because it helped to bring into focus the wide array  
18 of activities and accomplishments that have occurred  
19 and that are projected to occur. And I'm proud of  
20 this Authority. I firmly believe that under Irma  
21 Gorham's leadership these last, probably at least  
22 decade, decade and a half, have contributed to a  
23 transformation of the face of public housing in this  
24 city.

25 So I only hope that I can, in my

1 tenure, build upon what's already been accomplished  
2 and create more opportunities for the residents of  
3 this great city.

4 EXE. DIR. GORHAM: Great. Thank you.

5 (Applause.)

6 EXE. DIR. GORHAM: Okay. What's next?

7 That's it.

8 CHAIRPERSON McDUFFIE: Motion to close?

9 EXE. DIR. GORHAM: Yes, because I did  
10 mine up top.

11 CHAIRPERSON McDUFFIE: Got you.

12 VICE-CHAIRPERSON RENDINA: Motion the  
13 meeting be adjourned.

14 COMMISSIONER GUARASCI: Second.

15 CHAIRPERSON McDUFFIE: Roll call.

16 (At this point in the proceeding roll  
17 call is taken and the motion is passed by a vote of  
18 five in favor, with Commissioners Bonds and Ramirez  
19 absent.)

20 (Whereupon, the 76th Annual  
21 Reorganization Meeting is adjourned at 10:58 a.m.)  
22  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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