

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, NOVEMBER 20, 2017
4 COMMENCING AT 6:14 P.M.
5 REGULAR MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON

8 PETER RENDINA, VICE CHAIRPERSON

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

10 BRENT NATION, COMMISSIONER

11 ROBERT F. GUARASCI, COMMISSIONER

12 BERNARD M. JONES, JR., COMMISSIONER

13
14 ALSO PRESENT:

15 IRMA GORHAM
16 EXECUTIVE DIRECTOR

17 DALE JONES
18 ASSISTANT EXECUTIVE DIRECTOR

19 LYNETTE WARREN
20 RECORDING SECRETARY

21 DELINDA HOLMES
22 ASSISTANT PURCHASING AGENT

23 VANESSA SIFFORD
24 DEPARTMENT OF PLANNING & GRANTS

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

JOHNNIE JACKSON
DIRECTOR OF LEASING & OCCUPANCY

ILEANA KMECH
PERSONNEL OFFICER

THERESA MIMS
COMPLIANCE OFFICER

TERI DIAS
DEPARTMENT OF MODERNIZATION & DEVELOPMENT

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

IAEISA MONDESIR, MANAGER
ALBERTA BOULWARE, MANAGER

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

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

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- 1. Approve Irma Gorham, Exe. Dir. to attend Invest Health Conference Dec. 4-8, 2017, New Orleans, LA 5
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HEARING OF THE GENERAL PUBLIC

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1 RESOLUTIONS OF UNANIMOUS CONSENT

2 CHAIRPERSON McDUFFIE: Motion to open.
3 Let's do a motion for a Consent Agenda.

4 VICE-CHAIRPERSON RENDINA: I'll make a
5 motion.

6 CHAIRPERSON McDUFFIE: Can I get a
7 second?

8 MR. GUARASCI: I'll second it.

9 CHAIRPERSON McDUFFIE: Mr. Guarasci
10 seconded it.

11 Roll call.

12 (At this point in the proceeding roll
13 call is taken and the motion to create a Consent
14 Agenda is passed by a unanimous vote.)

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

17 COMMISSIONER MAVEN: So moved.

18 VICE-CHAIRPERSON RENDINA: Second.

19 CHAIRPERSON McDUFFIE: Roll call.

20 MS. WARREN: Commissioner Guarasci?

21 MR. GUARASCI: Yes, with the exception
22 that I will abstain on the bill list #2.

23 MS. WARREN: Commissioner Jones?

24 COMMISSIONER JONES: Abstain.

25 MS. WARREN: Commissioner Maven?

1 COMMISSIONER MAVEN: Yes.

2 MS. WARREN: Commissioner Nation?

3 COMMISSIONER NATION: Yes.

4 MS. WARREN: Vice-Chairperson Rendina?

5 VICE-CHAIRPERSON RENDINA: Yes.

6 MS. WARREN: Chairperson McDuffie?

7 CHAIRPERSON McDUFFIE: Yes.

8 All right. I'll excuse at this time

9 Mr. Maven and Mr. Rendina, they have to step out.

10 COMMISSIONER MAVEN: We have to sign

11 the bills.

12 CHAIRPERSON McDUFFIE: Yes, please sign

13 them.

14 COMMISSIONER MAVEN: Thank you.

15 Happy Thanksgiving, everyone.

16 VICE-CHAIRPERSON RENDINA: Happy

17 Thanksgiving.

18 MR. GUARASCI: Happy Thanksgiving to

19 you.

20 (Whereupon, Commissioner Maven and

21 Vice-Chairperson Rendina are no longer present.)

22 CHAIRPERSON McDUFFIE: Can I get a

23 motion to open up the public portion?

24 COMMISSIONER GUARASCI: So moved.

25 COMMISSIONER NATION: Second.

1 CHAIRPERSON McDUFFIE: Roll call.

2 (At this point in the proceeding roll
3 call is taken and the motion is passed by a unanimous
4 vote.)

5 CONFIRMATION OF MINUTES

6 CHAIRPERSON McDUFFIE: Can I get a
7 confirmation of the Workshop and Regular Board
8 Meeting minutes from October 2017?

9 MR. GUARASCI: So moved.

10 COMMISSIONER NATION: Second.

11 CHAIRPERSON McDUFFIE: Roll call.

12 (At this point in the proceeding roll
13 call is taken and the motion is passed by a unanimous
14 vote.)

15 HEARING OF THE GENERAL PUBLIC

16 CHAIRPERSON McDUFFIE: I'm going to
17 open up the public portion at this time. You can
18 step forward, state your name, the situation, might
19 be a question, and please speak clearly, speak
20 slowly, and come before the Board. Come on, come
21 forth.

22 MS. JOHNSON: How you all doing?

23 CHAIRPERSON McDUFFIE: That's good
24 right there.

25 MS. JOHNSON: Okay. Chana Johnson.

1 COURT REPORTER: Please spell it.

2 MS. JOHNSON: Chena, C-H-E-N-A,

3 Johnson, J-O-H-N-S-O-N.

4 I don't have an address.

5 I come to this meeting tonight just to
6 find out a little bit about a Board meeting. This is
7 my first one. I don't know anything about it. But
8 I'm here tonight because I became homeless a month
9 ago.

10 In 2012, the Housing Authority
11 relocated me to a two bedroom one-family house, with
12 storage in the attic.

13 In 2014, my son -- wait, let me go back
14 to 2012.

15 In 2012, they called me up, told me I
16 wasn't eligible for a three bedroom apartment no
17 more, they have a two bedroom house at 77 Arch
18 Street, come take a look at it.

19 I came and take a look at it. They
20 told me to move in today, don't go back to the other
21 property, only to get my things.

22 I did exactly everything they wanted me
23 to do. And then in 2014, my son caught a charge.
24 Where? I don't know. What was the charge? It was
25 like eight different charges.

1 Was he accused of anything? It was
2 assault. He was accused for assault or something
3 like that, but I was held responsible for it.

4 I have a 17-year-old daughter, so at
5 this time me and my daughter is homeless because of a
6 one-time strike rule that I believe didn't have
7 anything to do with me, because they relocated me.
8 So this has been an ongoing matter for like three
9 years.

10 I thought I was going to court for my
11 Section 8, but they said the Section 8 was terminated
12 in 2015. So I ended up in court for nonpayment of
13 rent. And the payment, I knew I had overages of \$420
14 that I came to court with.

15 The judge said no, because I had owed
16 them \$6,336 or something like that.

17 And I put in for relief, and I was
18 explaining to the judge that it was a lot bigger than
19 the nonpayment of rent, this have my Section 8
20 involved in it also.

21 And for some reason, I put in for
22 relief, I was denied. I put in for more a motion, I
23 was denied. I put in a case in the federal building,
24 but I filed it wrong. I didn't know how to file it.
25 And they filed their case against me, which was the

1 nonpayment of rent.

2 So I couldn't file that case at all,
3 because they had no jurisdiction on it. So I ended
4 up filing another case in the federal court that's
5 pending now for a due process of my Section 8. And
6 that case was actually accepted, and I'm waiting on a
7 date now to go to federal court.

8 But for the time being, me and my
9 17-year-old daughter that's trying to finish high
10 school out at Passaic County Tech is homeless. We
11 have nowhere to go for a whole month. I didn't even
12 have a shower today, you know, for some one strike
13 rule that shouldn't really pertain to me. And that's
14 what I came to this meeting tonight about.

15 MS. HEW: This is the subject of a
16 pending litigation, so in an open public meeting, we
17 cannot comment on it because it is a matter of three
18 separate actions.

19 If the Board wants to discuss it in
20 Closed Session, we can do that, but it is not
21 something we are at liberty to speak about in open
22 session.

23 MR. GUARASCI: I would like to ask a
24 question that has nothing to do with the particulars
25 of this case.

1 MS. HEW: Okay.

2 MR. GUARASCI: What I would like to
3 know is: Is it accurate that someone's Section 8
4 voucher can be withdrawn due to one family member's
5 offense as opposed to repeated times?

6 MS. HEW: Yes, that's the one strike
7 policy.

8 MR. GUARASCI: Okay.

9 MS. HEW: It was mandated by President
10 Clinton many, many, many years ago.

11 COMMISSIONER GUARASCI: Okay. Thank
12 you.

13 MS. JOHNSON: Yes.

14 CHAIRPERSON McDUFFIE: Okay. I guess
15 we need to do a private session after this. Can we
16 do that?

17 MS. HEW: Sure.

18 CHAIRPERSON McDUFFIE: All right.
19 Afterwards. Okay?

20 MS. JOHNSON: Okay. Thank you.

21 CHAIRPERSON McDUFFIE: Real quick.
22 Okay.

23 MS. JOHNSON: Okay. Thank you.

24 CHAIRPERSON McDUFFIE: Next person from
25 the public.

1 COUNCILMAN JACKSON: Good evening,
2 everyone. Mike Jackson, First Ward.

3 CHAIRPERSON McDUFFIE: Councilman of
4 the First Ward.

5 COUNCILMAN JACKSON: Mike Jackson would
6 be fine.

7 You know, I am here extremely
8 disappointed, as I look at the room filled with
9 boards of potential groundbreaking and potential
10 projects that, you know, all have a great impact on
11 the economic structure and stability of the Housing
12 Authority, when I think about the relationship
13 amongst the Housing Authority and the City of
14 Paterson and the community; when I think about the
15 necessity or the lack of responsibility that's been
16 taken.

17 The young lady just talked about had
18 been placed in a home that had an attic that was
19 actually an illegal facility where she was being
20 placed at a supposed three bedroom and then relocated
21 into a two, when her son was no longer living with
22 her. And I'm not here to question the policy. The
23 policy is obviously bigger, it's a state issued
24 policy, but I'm here to talk about and address the
25 practices.

1 How does a person, a young lady, be on
2 Section 8 for such a long period of time without no
3 intervention, no job training, no education periods,
4 no education components? And then when there's a
5 point in which, you know, this young lady finds
6 herself in a vulnerable situation, she's immediately
7 removed from the program?

8 Now, there's a three-year pending
9 situation. Even within that three-year span, what
10 are the measures that was done?

11 Now, I reached out to this office, to
12 this body, this entity quite sometime ago to get some
13 information, and I haven't gotten anything that I
14 requested. In fact, it's become common practice,
15 I've been requesting things from this body in regard
16 to, from this organization, in regard to many issues
17 that impact our community, impact residents of our
18 community, that I in fact wear the burden on my
19 sleeve. I'm often tasked or placed, you know,
20 burdens that don't really belong to me. People think
21 that I'm the mayor at times. I get blamed for
22 potholes, I got nothing to do with that.

23 But in terms of taking care of the
24 people in our community, we all have a
25 responsibility. Whenever, in my opinion, whenever

1 there's a reward where there is programming that
2 turns into revenue, there's a responsibility there.

3 How do we leave a young lady like this,
4 you know, because maybe some people don't feel it the
5 way I do, but when this young lady comes into my
6 office drawing tears, letting me know that she's
7 homeless, how do we let people leave that way? I
8 can't. I'm ready to take her home to my home. I
9 mean, how do we allow things like this to go on,
10 while we're still breaking ground on multimillion
11 dollar projects, 90-year tax abatements? How do we
12 do that?

13 How do we justify to the City of
14 Paterson, when I'm getting phone calls from seniors
15 telling me they're being evicted after whatever type
16 of transaction? Our people in our community don't
17 understand the ramifications, nor the terms, of these
18 agreements.

19 It is our responsibility. It is our
20 responsibility to be the stewards of the people. And
21 here's a case in point where I don't see how we're
22 being stewards of the people.

23 How do we allow a young family, a
24 mother who has a daughter who's in high school, to be
25 homeless? When there's tons of money being poured

1 into our community on a daily basis from governmental
2 programs, how does that happen?

3 Now, I understand full clearly rules
4 and regulations, you know, things that need to be
5 abided by, but we understand that there's differences
6 in every community and there's always things, there's
7 intervention. That's actually what should have
8 happened.

9 The three-year period in which this
10 young lady was going through the court proceedings,
11 my community, the people in my community don't have
12 the wherewithal to be able to hire counsel. They
13 don't have the ability to take on an organization
14 that's been graced with 90-year abatements so they
15 can save money on paying counsel. That's what I see.

16 When I hear about a young lady coming
17 to my office crying, saying, "Councilman, where do I
18 turn for the night? I had to move to Virginia. I
19 had to leave my daughter with a family member."

20 I just was in a gas station today while
21 a student who I coached pulled out a gun to the car
22 in front of me.

23 There's going to be situations that
24 happen in our community that some people have no
25 control over. What are we taking responsibility for?

1 Three years and nothing was done. As a
2 matter of fact, she's been on Section 8 since she was
3 almost a teenager. She has children that's grown.
4 And I simply ask: What are we doing to get our
5 people off of Section 8, outside of kicking them off?

6 Now, okay, her son committed a crime.
7 She had no control over that, nor do we, in terms of
8 the rules and regulations of being removed, but what
9 steps were taken prior to now? What steps were taken
10 to intervene to become a vehicle in the people's
11 lives in our community? Are we just landlords now?
12 Is that what this organization is just about? We
13 take a Section 8 voucher that allows us to maximize
14 the rental and get fair market Bergen County rates
15 for our people to pay 30 percent of their income so
16 we can just build new edifices? Is that what the
17 mission of this organization has been, to receive tax
18 abatements from the City of Paterson to leave our
19 people out there sleeping in cars?

20 Because that's what I see.

21 Provisions are made all the time.
22 Provisions were made from the council to this
23 organization on numerous occasions. Where's the
24 provisions for people like this? Where's the
25 provisions for my people that I represent?

1 It's not about money, it's about my
2 people. And this type of treatment, when I call, I
3 can't even get reports on facilities. And I've
4 called you a number of different times, Ms. Gorham,
5 and I told you I've reached my plateau in patience.
6 I'm not here asking any longer for what's right for
7 my people. I'm going to bat for senior citizens
8 that's being mistreated in senior buildings. I'm
9 going to bat for facilities that's not being kept up
10 properly, no maintenance, no landscaping, but yet
11 these facilities have been allotted tax abatements.
12 And now I get young people coming into my office
13 crying that don't even have the ability to take a
14 shower, but they've been on Section 8 for a very long
15 time.

16 I don't have an answer. I'm putting
17 that burden on your chest now. You guys, all of you
18 people who are community people, should be feeling it
19 the same way I'm feeling it, because I'm wondering
20 how you're going to leave out of this office? How do
21 you go home knowing that we have one more person
22 sleeping in her damn car over the weekend, through
23 the week?

24 Rest with that.

25 CHAIRPERSON McDUFFIE: Thank you,

1 Mr. Jackson.

2 Step forward at this time.

3 MR. GUARASCI: May I just make one
4 statement?

5 CHAIRPERSON McDUFFIE: Yes.

6 MR. GUARASCI: Did the councilman
7 leave?

8 The only thing that I would like to
9 know with respect to the councilman's presentation
10 is, I'll just speak for myself, anytime a member of
11 our municipal governing body requests information, I
12 think we ought to be in the position of providing it,
13 assuming that it's not confidential in nature, and so
14 could I ask the Executive Director to follow-up with
15 Councilman Jackson to make sure that he receives
16 whatever information he's requested that is public in
17 nature?

18 EXE. DIR. GORHAM: So be it.

19 MR. GUARASCI: Thank you.

20 CHAIRPERSON McDUFFIE: Okay.

21 MS. TOBIAS: Good evening, everyone.

22 CHAIRPERSON McDUFFIE: Good evening.

23 MS. TOBIAS: Michele Tobias.

24 What brings me here tonight, I didn't
25 want to come back, I didn't want to see you ever

1 again, but --

2 MS. HEW: Thank you, Miss Tobias.

3 MS. TOBIAS: I'm only joking.

4 EXE. DIR. GORHAM: We know you are.

5 MS. TOBIAS: I reside in Freedom
6 Village, 69 State Street, Paterson, New Jersey,
7 Apt. 211.

8 What brings me here tonight, we have a
9 big problem going over there with the management and
10 a tenant.

11 EXE. DIR. GORHAM: A tenant or tenants?

12 MS. TOBIAS: A tenant.

13 His name is -- do you want me to give
14 his name?

15 MS. HEW: No.

16 MR. GUARASCI: Probably not.

17 EXE. DIR. GORHAM: No, because this
18 becomes --

19 MS. HEW: He's not here to defend
20 himself, so, no.

21 MS. TOBIAS: We have a gym in Freedom
22 Village. I work out constantly to be a better
23 person. I was in there working out. I'm a singer,
24 so I have my earphones on and I'm singing. I peek
25 out the side of my glasses and the man is behind me,

1 okay. So I didn't hear everything he said, until I
2 took it out, and he starts screaming at me, "Pull
3 that lever again and see what I'm going to do to you.
4 Do it again!"

5 I'm like, "Go away, please, leave me
6 alone."

7 I am a victim of a rape, so I can't be
8 in a lot of company of men. I'm trying to do it.

9 So he came up on me screaming, put his
10 nose in my face, threatening me what I'm going to do
11 to you.

12 So from my experience, I want to get
13 out of this gym. So I said everything I could say to
14 him, "Get my kids, I'm going to get the police."

15 Okay. I'm in the laundry, so I go in
16 the house, because I'm all shook up now. I come back
17 out, the person is sitting on the coach with a
18 camera.

19 Why? I don't know.

20 Okay. Now, this took me back to where
21 I didn't want to go. I have all the documents. I
22 went to the office in the morning, telling them this
23 took place.

24 They took up with him, sent me a letter
25 telling me to cease and quit. Then they made another

1 paper, which I have it all to show, that I harassed
2 this man for years.

3 Well, why did it take now that he did
4 something to me to write a paper saying I've been
5 harassing him?

6 So I'm bringing it on this note,
7 because all this tenant say is, "I don't have to
8 worry about nothing, because I have a family member
9 that works in Section 8 and they're going to take
10 care of all this."

11 So we need a meeting over there with
12 this tenant, with the office, because I have
13 restraining orders on him. Everything I could think
14 of, I've done it, because I'm afraid when I come out,
15 I have to get the president to walk me here, walk me
16 there, he's going to come and pick me up.

17 Right now, this is horrible. I have a
18 paper where the building said they would protect us,
19 men and women, if this took place.

20 Well, they flipped on me.

21 MS. HEW: Did you file a police report?

22 MS. TOBIAS: I got a restraining order.
23 I have a police report on him.

24 The building, because they made up all
25 kind of papers on me, I'm harassing, this one, that

1 one. My reputation gives me a bad name. I'm trying
2 to be a different person. I didn't even want to
3 bring this here.

4 MS. HEW: Okay. Did you get the report
5 and the restraining order to the Manager over there
6 at Freedom Village?

7 MS. TOBIAS: I refuse to go in the
8 office, because if go in there, it's going to be --
9 the only time I go now is to pay the rent, and I send
10 somebody in there to do it.

11 Cause all you get is cease and quit. I
12 have a whole pack of notice cease to quit, cease to
13 quit. And some of them they wrote on here, "We
14 apologize, it was only hearsay."

15 And I have all the documents to show,
16 so I would like if --

17 EXE. DIR. GORHAM: Okay. So this is
18 what I'm going to do. I'm going to reach out to the
19 VP at Freedom Village, because you know in the past
20 that I've come to meetings where you've had with
21 management.

22 MS. TOBIAS: Yes.

23 EXE. DIR. GORHAM: Are they aware of
24 this situation with this tenant and you at the gym?

25 MS. TOBIAS: Yes, I called the police.

1 EXE. DIR. GORHAM: For the police
2 report?

3 MS. TOBIAS: Yes, I called the police.

4 EXE. DIR. GORHAM: All right. So I
5 will convene a meeting with them, with the VP
6 regarding this issue.

7 MS. TOBIAS: Okay. One more.

8 MS. HEW: Can you be sure to leave
9 copies of the police report and the restraining
10 order?

11 MS. TOBIAS: Okay.

12 EXE. DIR. GORHAM: Yes, I can do that.

13 MS. TOBIAS: During the summer, the
14 janitor, Ronnie, was mowing the grass.

15 EXE. DIR. GORHAM: In the summer.

16 MS. TOBIAS: Yes.

17 We were looking out the window -- I
18 brought the police report here. I bring it to Ms.
19 Mims, she told me to bring the police report. I have
20 a new worker, Miss Lee.

21 EXE. DIR. GORHAM: Miss Lee is your
22 Case Manager.

23 MS. TOBIAS: So I told -- I'm just
24 upset, I can't really think of my old caseworker, but
25 I've addressed it already to your office and I

1 brought the police report and everything.

2 He didn't mean to do it, like I said to
3 him, you were cutting the grass and the rocks are
4 just going and it hit two windows. I have a little
5 crack in mine and my other friend's busted.

6 Thank you. Have a nice evening.

7 EXE. DIR. GORHAM: So we have that
8 report here?

9 MS. TOBIAS: Yes.

10 EXE. DIR. GORHAM: Okay. We have the
11 report regarding the window?

12 MS. TOBIAS: Yes.

13 EXE. DIR. GORHAM: And Miss Lee has
14 that report?

15 MS. TOBIAS: Yes, Ms. Mims left her a
16 little note and told her what to do, but I haven't
17 heard nothing since handing it to her.

18 EXE. DIR. GORHAM: So we'll follow-up.
19 What are you saying, Dale?

20 MR. JONES: Can Ms. Tobias give us
21 another copy, because I haven't seen the report?

22 MS. TOBIAS: Police report, yeah.

23 Well, Miss Lee has it.

24 MR. JONES: If you have it, can you
25 give us a copy?

1 MS. TOBIAS: If I find it.

2 MS. HEW: Okay.

3 EXE. DIR. GORHAM: Okay. We'll
4 follow-up on it. Ms. Mims is away this week, but
5 we'll get back to you on it. Okay?

6 MS. TOBIAS: Okay.

7 CHAIRPERSON McDUFFIE: Anyone else from
8 the public?

9 All right.

10 MS. GALLASHAW: Greetings. Linda
11 Gallashaw, Paterson.

12 I wear many hats in the community.
13 Today I'm here on behalf of the Passaic County Civic
14 League, who is involved in a number of public issues.

15 One would be the Fifth Avenue Housing
16 Development, Riverside Housing Development.

17 The surrounding community is concerned
18 with what is going on down there. We don't feel like
19 there's enough notification given to the community to
20 let them know the progress of the Riverside Terrace
21 Development, how it's going to move forward.

22 I don't know how you would make that
23 notice to the surrounding neighborhood, but we
24 definitely need to know, because squatters are coming
25 in.

1 Now, I'm being told that, although you
2 vacated the premises or closed the building, the
3 lights and the heat is still available in those
4 units, they still have lights in there.

5 So, squatters are coming back and
6 they're dragging all kinds of stuff through the
7 neighborhood to stack their apartments, making their
8 new apartments. That is a concern. They're even
9 going through those silver covers that you have
10 there, they're getting in.

11 EXE. DIR. GORHAM: Okay.

12 MS. GALLASHAW: And that's the tall
13 buildings to the back.

14 EXE. DIR. GORHAM: We have the Property
15 Manager here. We know that it's winter and folks are
16 soon going to be looking for places. On the tall
17 buildings, for the occupied ones, we have changed and
18 given new locks and keys to folks, because we have
19 gotten reports that folks are coming in, the homeless
20 folks from Route 21 and other folks now.

21 MS. GALLASHAW: They're spreading the
22 word, yes.

23 EXE. DIR. GORHAM: That are buying
24 drugs, they're coming to find a new home. So we've
25 taken those security measures out at the site.

1 Most of the utilities are all
2 connected.

3 Just in terms of safety in the evening,
4 and it gets dark very early, some lights may still be
5 on, but I think if folks are getting into buildings,
6 then there is some other action that we need to take.
7 It's just not flicking off one person, you know, one,
8 just shutting it down.

9 MS. GALLASHAW: Right, the entire
10 building.

11 EXE. DIR. GORHAM: Right. I think it
12 would be more of a security risk for us to just take
13 all the lights out of the buildings, because we do
14 have site light issues out at the site, they get shot
15 out, you know, they get ripped out, so it's as much
16 light as we can have, and most of the lights that are
17 out at the site are from people's apartments with
18 their porch lights on and that sort of stuff, more
19 controlled areas.

20 But we will make certain that buildings
21 aren't open, that folks can readily go into it. I
22 know we were having some issues with folks going in
23 at the top through these little -- I don't know what
24 you would call them, at the top of the buildings.
25 They were crawling in, almost like a dormer sort of

1 thing on the building, so we'll make this check to
2 make certain there's an added security now.

3 MS. GALLASHAW: Okay. We're also
4 concerned about the commercial space that's coming
5 in. When will we have some notification on that?

6 EXE. DIR. GORHAM: Well, we're putting
7 together an RFP. We really wanted to make certain
8 that for the site that we were on schedule with the
9 housing development piece. We will be going out with
10 an RFP sometime in the near future for the commercial
11 piece.

12 MS. GALLASHAW: Oh, okay.

13 EXE. DIR. GORHAM: So it's not that
14 we've selected, we're still working through what
15 would be the best use for the community for this
16 commercial space. We've gotten some additional
17 interest, but we're just really trying to figure out
18 what would be the best use.

19 MS. GALLASHAW: We have a lot of
20 entrepreneurs in the community that would like to
21 also move to that space, and, you know, we would
22 definitely like to see them with some type of
23 priority other than those that are coming from
24 another town to build a business or chain coming in.
25 If these people are here already and in the

1 neighborhood and have supported that development, we
2 would like to see them with the opportunity to be a
3 part of the development.

4 EXE. DIR. GORHAM: Sure.

5 We will be going out with a Request for
6 Proposal, and we will be developing a specification.
7 I believe in folks, even when I speak to the
8 residents at Riverside, if you stay in and endure all
9 of this, it is in our best interest that you get the
10 best service from our end.

11 MS. GALLASHAW: Do we know when this is
12 closing?

13 EXE. DIR. GORHAM: No, we don't know
14 exactly when the closing is coming.

15 MS. GALLASHAW: Okay.

16 Now, the RFPs that you were speaking
17 of, where is this listed, because I don't see it in
18 our local papers, our community papers. Do you use
19 community papers at all? Because I'm hearing about
20 these contracts have been awarded, and I don't
21 remember seeing it in the paper.

22 EXE. DIR. GORHAM: In the community
23 paper or the local?

24 MS. GALLASHAW: Do you use community
25 papers to advertise RFPs?

1 EXE. DIR. GORHAM: Well, for our
2 Housing Authority --

3 MS. GALLASHAW: Or public notices?

4 EXE. DIR. GORHAM: -- we are somewhat
5 mandated to use the local newspaper, and we also have
6 it on our website.

7 MS. GALLASHAW: What is the local
8 newspaper that you use to do this?

9 EXE. DIR. GORHAM: We use the Herald.

10 MR. JONES: The Bergen Record.

11 MS. HOLMES: And the Newark Star
12 Ledger.

13 MS. GALLASHAW: All of those require a
14 purchase. Is that right? They're all for sale,
15 those papers?

16 EXE. DIR. GORHAM: Purchase how?

17 MS. GALLASHAW: You have to buy the
18 paper to see it?

19 EXE. DIR. GORHAM: No.

20 MS. GALLASHAW: Really? The Herald
21 News is free?

22 MR. JONES: You can search them online,
23 too.

24 MS. GALLASHAW: That's Internet, right?
25 Maybe you would consider doing

1 something in the community paper that is free to the
2 public that is on the ground and actually gets in the
3 hands of the community. Everyone is not on the
4 Internet. Just a consideration that you maybe look
5 into. We have 32, 35 community papers.

6 EXE. DIR. GORHAM: Okay. So we will
7 look into that, because, also, one of the -- and I
8 see everyone's head moving, it's always timing, you
9 know.

10 MS. GALLASHAW: Right.

11 EXE. DIR. GORHAM: You know, when we
12 advertise, we have a schedule.

13 MS. GALLASHAW: These papers come out,
14 you're right.

15 EXE. DIR. GORHAM: And that has been a
16 concern, not that, you know, of course I pick up the
17 paper, folks pick up the community paper, but it's,
18 you know, when we say it goes to press and how long
19 they advertise and what's the deadline, and that's
20 always the two pieces that like sort of move.

21 MS. GALLASHAW: That's understandable,
22 because most of the papers are weekly or monthly,
23 so...

24 EXE. DIR. GORHAM: And folks go into
25 the library and use the Internet non-stop, non-stop.

1 MS. GALLASHAW: It's kind of hard to
2 get in front of the homeless that have to be out of
3 the shelters and occupy the library. They really
4 take over the computers, because they have to have a
5 place to go.

6 EXE. DIR. GORHAM: Well, you know, send
7 us your information on when you go to press and when
8 the paper's available to the community.

9 MS. GALLASHAW: I have a list of all
10 32, so you could consider. I'll send you the list.

11 EXE. DIR. GORHAM: There are 32
12 community --

13 MS. GALLASHAW: Free newspapers, yes.

14 EXE. DIR. GORHAM: In Paterson and the
15 surrounding area?

16 MS. GALLASHAW: In Paterson alone.

17 EXE. DIR. GORHAM: 32 free newspapers?

18 MS. GALLASHAW: Yes. Peruvian,
19 Dominican, every ethnicity, just about, has their own
20 paper.

21 EXE. DIR. GORHAM: Yes.

22 MS. GALLASHAW: The other question is
23 the Freedom Village. I am working with them. I have
24 sat down with you with some of the Pennrose.

25 The Passaic County Civic League is

1 involved with the tenant association.

2 EXE. DIR. GORHAM: Okay.

3 MS. GALLASHAW: And we're being told,
4 at the last meeting that I sat in, we were supposed
5 to get a handbook. We still don't have a handbook
6 for the residents of Freedom Village, because things
7 keep happening over there and then they're given a
8 notice saying that you violate it.

9 Where is the book with all of the
10 rules? Why can't we get a handbook over there? Why
11 can't we get a buzzer so when people want to visit
12 them, you can hit the intercom? How long is that
13 going to take? You can't get in the building. The
14 fence is locked and then when you get in the fence,
15 if the office is closed, there's no way to get to the
16 tenants.

17 Well, if you have a cellphone and it's
18 working, maybe you could do that, you could call
19 them, but it shouldn't be. There should be some type
20 of intercom system on the outside of that building.

21 EXE. DIR. GORHAM: Okay. So you
22 mentioned two things, Ms. Gallashaw.

23 One, the entrance to the building,
24 which I think at a meeting that I wasn't invited to
25 but just happened upon, you and the management were

1 working on resolving that.

2 MS. GALLASHAW: Right, right.

3 EXE. DIR. GORHAM: And then the
4 handbook piece of it, you're working with the tenant
5 association, that could be an initiative that they
6 actually sort of initiate with the Property Manager.
7 Because when folks move into developments now,
8 there's a process that whatever the house rules are,
9 that they actually go over them, and at some point in
10 time there's some signature to say I understand or I
11 have been given information regarding this.

12 MS. GALLASHAW: All right.

13 EXE. DIR. GORHAM: So I think if the
14 tenant association is onboard and willing to meet
15 with management to do that, that shouldn't be a --

16 MS. GALLASHAW: We did that already.
17 We met with them three times asking the same thing.
18 We haven't gotten it. And you were at one of those
19 meetings. I think just one you were at where we
20 requested these things, and nothing is being done. I
21 think it's just really poor service provided by
22 Pennrose on behalf of the Paterson Housing, because
23 you do have units in there that belong to the city,
24 Section 8, and people feel mistreated. I mean, we're
25 giving them abatements. We're doing everything we

1 can to attract these developers.

2 EXE. DIR. GORHAM: They don't have any
3 abatements. They pay PILOT through us.

4 MS. GALLASHAW: They pay PILOT?

5 EXE. DIR. GORHAM: Yes, they don't get
6 abatements, and I think that's a word that's being
7 thrown around.

8 MS. GALLASHAW: Thanks for letting me
9 know that.

10 EXE. DIR. GORHAM: They pay taxes on
11 their property.

12 MS. GALLASHAW: Well, how did we get
13 \$900 rent as a baseline for senior citizen housing?

14 EXE. DIR. GORHAM: Because \$900 may be
15 the market baseline.

16 MS. GALLASHAW: It can't be the market
17 for seniors that have Social Security checks of \$600,
18 \$700, \$900. How are they supposed to eat?

19 We need to reconsider some of these
20 things, because we have people that are filing for
21 the new building, and when they're told that type of
22 rent, they can't afford that. They can't. These are
23 old people on Social Security, SSI, some never
24 worked. The checks are way under \$700 a month.
25 Again, this is going to create a problem of

1 homelessness.

2 EXE. DIR. GORHAM: Not of homelessness,
3 but I think going into it, because we have a
4 situation that, yes, everyone needs to be housed.

5 MS. GALLASHAW: Right.

6 EXE. DIR. GORHAM: And that complex is
7 just not one type of house, it's mixed finance
8 housing. We have market rate folks that have worked
9 many years and have income to support the market rent
10 there. We have Section 8, where regardless of your
11 income meeting that Section 8 component, they're
12 paying 30 percent of their rent. And then we have
13 public housing ACC units, folks are paying 30 percent
14 of their rent. So for that market rate group that
15 may have said great, I'm in and everything stays the
16 same, then, yes, but everyone else, in terms of rent
17 equity, they're paying 30 percent of their income.

18 MS. GALLASHAW: Okay.

19 EXE. DIR. GORHAM: And that should not
20 really be a squeeze for folks, because it's purely
21 their income.

22 MS. GALLASHAW: Right.

23 Well, just for the record and I'm done,
24 how many units do we have of the two buildings and
25 how many apartments are 30 percent?

1 EXE. DIR. GORHAM: I have to confirm
2 it, because I want to say a third, a third, and a
3 third, but I think in the new building it may be a
4 little more. So I will be able to get to you how
5 many Section 8 units we have in there and how many --

6 MS. GALLASHAW: What about the building
7 that exists, what are the numbers there?

8 EXE. DIR. GORHAM: I'm not certain,
9 because basically we're concerned with the ACC units.

10 MS. GALLASHAW: We were told it's 28.
11 That's really not a lot, 28 apartments.

12 EXE. DIR. GORHAM: 28, and this is the
13 mixed finance, we have how many units in 69, I mean
14 how many total units we have in 69, since you know
15 it's 28?

16 MS. GALLASHAW: I believe it's 64.

17 EXE. DIR. GORHAM: So 28, we have ACC
18 units, we have Section 8.

19 MS. GALLASHAW: That's the 28 units,
20 right? I was told that's the 28 units, those two
21 special classes.

22 EXE. DIR. GORHAM: Oh, both Section 8
23 and public housing?

24 MS. GALLASHAW: Right, that's the
25 total.

1 EXE. DIR. GORHAM: So we'll check and
2 we'll get it to you, but it's a mixed finance, which
3 is a combination of the three.

4 MS. GALLASHAW: Thank you so much,
5 Board. Thank you so much, Ms. Irma.

6 EXE. DIR. GORHAM: And I see you didn't
7 take any notes. When I read the article --

8 MS. GALLASHAW: It wouldn't include any
9 of that.

10 EXE. DIR. GORHAM: No, I am just
11 saying, you know, verbatim.

12 MS. GALLASHAW: No, I'm here for the
13 Civic League.

14 EXE. DIR. GORHAM: Thanks. I hope I
15 had my head up when you took my picture.

16 MR. GUARASCI: May I just ask one
17 question concerning Riverside, because some of Ms.
18 Gallashaw's questions want me to ask: Are we still
19 awaiting demolition approval?

20 EXE. DIR. GORHAM: Yes, we are.

21 MR. GUARASCI: Does anybody live there
22 now at all?

23 EXE. DIR. GORHAM: It's occupied.

24 MR. GUARASCI: Not many units?

25 EXE. DIR. GORHAM: We have about 159

1 occupied units.

2 MR. GUARASCI: Oh, that are still
3 occupied?

4 EXE. DIR. GORHAM: Yes.

5 COMMISSIONER GUARASCI: And there's no
6 timeline on HUD approval?

7 EXE. DIR. GORHAM: No, it isn't. We
8 had like a 90-day window, and we're still within that
9 90 days.

10 COMMISSIONER GUARASCI: Okay. Thank
11 you.

12 CHAIRPERSON McDUFFIE: Anyone else from
13 the public?

14 (No response.)

15 CHAIRPERSON McDUFFIE: Motion to close
16 the public?

17 MR. GUARASCI: So moved.

18 COMMISSIONER NATION: Second.

19 CHAIRPERSON McDUFFIE: Roll call.

20 (At this point in the proceeding roll
21 call is taken and the motion is passed by a vote of
22 four in favor, with Commissioner Maven and
23 Vice-Chairperson Rendina absent.)

24 COMMISSIONER GUARASCI: I'll make a
25 motion to go into Executive Session.

1 CHAIRPERSON McDUFFIE: We have to close
2 out first.

3 MR. GUARASCI: I thought we did that.

4 MS. HEW: We did.

5 CHAIRPERSON McDUFFIE: So, everybody,
6 thank you. Thank you so much.

7 We need everybody to clear the room.

8 EXE. DIR. GORHAM: Everyone else got to
9 go. We're not meeting with you, Ms. Johnson, I'm
10 only meeting with the Board.

11 CHAIRPERSON McDUFFIE: Thank you so
12 much.

13 MS. JOHNSON: Okay.

14 EXE. DIR. GORHAM: And please, Iaeisa,
15 close the door behind you.

16 MS. MONDESIR: Okay.

17 (Closed Session commences at 6:56 p.m.)

18 (Open Session resumes at 7:20 p.m.)

19 MR. GUARASCI: I make a motion to
20 adjourn.

21 CHAIRPERSON McDUFFIE: Second?

22 COMMISSIONER NATION: Second.

23 CHAIRPERSON McDUFFIE: Roll call.

24 (At this point in the proceeding roll
25 call is taken and the motion to adjourn is passed by

1 a vote of four in favor, with Commissioner Maven and
2 Vice-Chairperson Rendina absent.)

3 (Whereupon, the Regular Meeting is
4 adjourned at 7:21 p.m.)

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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