

1 PATERSON HOUSING AUTHORITY
2 PATERSON, NEW JERSEY
3 MONDAY, NOVEMBER 21, 2016
4 COMMENCING AT 6:07 P.M.
5 REGULAR MEETING

6 THERE BEING PRESENT:

7 REV. MICHAEL McDUFFIE, CHAIRPERSON
8 PETER RENDINA, VICE CHAIRPERSON
9 REV./DR. DOUGLAS MAVEN, COMMISSIONER
10 JOEL RAMIREZ, COMMISSIONER
11 ROBERT F. GUARASCI, COMMISSIONER

12 ALSO PRESENT:

13 IRMA GORHAM
14 EXECUTIVE DIRECTOR
15 DALE JONES
16 ASSISTANT EXECUTIVE DIRECTOR
17 FRED VAZQUEZ, DIRECTOR
18 DEPARTMENT OF MODERNIZATION & DEVELOPMENT
19 RHONDA PEACE
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
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ALSO PRESENT (cont'd):

JOHNNIE JACKSON
DIRECTOR OF LEASING & OCCUPANCY

ILEANA KMECH
PERSONNEL OFFICER

RICHARD LARSEN, CPA
NOVOGRADAC & COMPANY

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

CLARA CANTY, PROPERTY MANAGER
ALBERTA BOULWARE, PROPERTY MANAGER
IAEISA MONDESIR, PROPERTY MANAGER

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

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

KIM O. FURBACHER, C.C.R., R.M.R.
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ROCHELLE PARK, NEW JERSEY 07662-0213
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I N D E XPAGEDEPARTMENT OF MODERNIZATION & DEVELOPMENT
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Bids/Contracts (0)DEPARTMENT OF PLANNING & GRANTS
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EXECUTIVE DIRECTOR
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HEARING OF THE GENERAL PUBLIC

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1 CHAIRPERSON McDUFFIE: Motion to open
2 the Workshop?

3 VICE-CHAIRPERSON RENDINA: Move.

4 COMMISSIONER MAVEN: So moved.

5 VICE-CHAIRPERSON RENDINA: Second.

6 CHAIRPERSON McDUFFIE: Roll call.

7 (At this point in the proceeding roll
8 call is taken and the motion is passed by a vote of
9 five in favor, with Commissioner Bonds, Diaz, and
10 Nation absent.)

11 CHAIRPERSON McDUFFIE: Can I get a
12 confirmation from the Commissioners for the minutes
13 of Monday, October 17, 2016?

14 COMMISSIONER MAVEN: I'll move.

15 VICE-CHAIRPERSON RENDINA: Second.

16 CHAIRPERSON McDUFFIE: Roll call.

17 (At this point in the proceeding roll
18 call is taken and the motion is passed by a vote of
19 four in favor, with Commissioner Bonds, Diaz, and
20 Nation absent, and Commissioner Guarasci abstaining.)

21 HEARING OF THE GENERAL PUBLIC

22 CHAIRPERSON McDUFFIE: At this time
23 we're going to have a public discussion from the
24 community. If you have a situation or a question,
25 step forward at this time. State your name, your

1 address. You have exactly three minutes. Step
2 forward at this time.

3 MS. MUHAMMAD: Good evening. Jaheedah
4 Muhammad, 69 Straight Street.

5 I'm here. I gave you some information
6 in reference to the seniors having their rents
7 frozen, if their annual income is less than \$50,000.
8 And I just wanted to know if you had a chance to look
9 at it, and whether or not you're going to be able to
10 help us at all?

11 CHAIRPERSON McDUFFIE: Okay. You have
12 a response?

13 EXE. DIR. GORHAM: The request is in
14 the correspondence packet, and at the last meeting,
15 there was a request from Mr. Rucker regarding the
16 same area of concern.

17 We actually looked into the assistance
18 that was being provided to the seniors, and as we
19 noted in the letter, and I was going to send you a
20 copy of the letter, Ms. Muhammad, because the letter
21 outlines that we're mandated to provide housing
22 assistance under the Public Housing Program.

23 The program of setting rents in New
24 York City was used as the example, is a program that
25 the city actually has in place to provide assistance

1 to landlords that may have rent stabilization units
2 or -- there are three categories, rent
3 stabilization --

4 MS. MUHAMMAD: Disabilities.

5 EXE. DIR. GORHAM: I'm looking at it,
6 actually.

7 MS. MUHAMMAD: Disabilities and --

8 EXE. DIR. GORHAM: Well, disability can
9 go along with anyone needing housing assistance, but
10 the type of housing that falls under the program is
11 Mitchell-Lama, rent stabilization apartments in New
12 York, hotels that are rent stabilized, and the city
13 then gives the owner of these properties a tax break.

14 So any owner that wants to -- and this
15 happens every year when it comes to increasing rent,
16 it's a big thing in New York, and, you know, folks
17 want to go on strike, but they have this program for
18 those landlords that want to hold their rents at a
19 certain level, they get about \$1,200 as a tax credit
20 on their taxes.

21 So, in looking at this, we actually
22 said to Mr. Rucker that it has to be a city or a
23 state program that provides that, and the city would
24 have to look into it or the state. By law, we have
25 to charge 30 percent of one's income to receive

1 assistance from us, and our program with folks that
2 are above the 30 percent, we have caps for rent. So
3 we wouldn't be able to develop a program where it's
4 automatic that rents would be capped. Especially at
5 a mixed finance building, there's different
6 categories of rent, there's fair market, there's
7 Section 8, and there's public housing. And the
8 public housing portion of the property is governed by
9 the 30 percent rule.

10 So we're not going to be at the point
11 of instituting a cap on seniors' income for housing,
12 we already have a cap, and we have a 30 percent rule
13 for public housing residents.

14 MS. MUHAMMAD: Okay. Now you're saying
15 there's a cap and then there's a 30 percent?

16 EXE. DIR. GORHAM: Yes, we have a cap
17 for families or seniors that make a certain income.
18 There are a number of people out at the Riverside
19 development whose rent is capped at a certain rent,
20 and we vote on it, we discuss it, we set it, and it
21 becomes part of our policy.

22 Other than that, everyone else pays
23 30 percent, if they're disabled, if they're a senior
24 or they have the family household composition.

25 MS. MUHAMMAD: Okay. So basically

1 you're saying no, there's nothing you can do to help
2 us to maintain --

3 EXE. DIR. GORHAM: Unless we go to
4 Congress and ask them to waive it, we're mandated by
5 the 30 percent. In 24 CFR, it mandated,
6 Ms. Muhammad.

7 You know, I know over time the whole
8 Affordable Housing Program is changing, but we try to
9 just make certain that everyone in the community is
10 somewhat covered in terms of affordability, and
11 that's why we have this initiative of mixed finance,
12 where someone that has income that they can pay maybe
13 the Fair Market Rent or a higher rent and folks that
14 have Section 8 get some affordability in terms of
15 what portion of their rent they pay towards, may it
16 be the Payment Standards or the Fair Market Rent, and
17 then we have those folks that are below that median
18 that may have to pay 30 percent of their rents.

19 It's a good idea, but in New York it
20 was really used to keep rents at that affordable rate
21 for those folks that were probably making just at the
22 median level, but it was a choice for landlords to do
23 so. And, in New York City, \$1,200 towards your tax
24 bill, unless you're doing a Mitchell-Lama, it really
25 doesn't create such a big bang. But that was the

1 compromise for folks that thought that they were
2 being blocked out or moved out of the affordable
3 housing market.

4 MS. MUHAMMAD: We were just trying to
5 see whether or not there was some way, because when
6 we took this to the city council, they said to us if
7 we come to you guys, you have the authority to do
8 something about that.

9 EXE. DIR. GORHAM: Yes, but we sent it
10 back to them, because, when we got the call, we
11 didn't realize what they were talking about. We
12 thought that it was a disabled person that wasn't
13 being afforded the opportunity to rent, but it
14 clearly states in the CFR what it is that they can
15 charge for rent.

16 MS. MUHAMMAD: Okay. So whether or not
17 a person is getting any kind of increase in their
18 Social Security, pension or whatever, their rent
19 still is going to keep going up, no matter what?

20 EXE. DIR. GORHAM: Yes.

21 MS. MUHAMMAD: That's sad.

22 EXE. DIR. GORHAM: Yes, it's very sad.

23 MS. MUHAMMAD: It's almost like, you
24 just, you know, creating another problem for people
25 that at their age should be able to breathe a little,

1 to say that, you know, they're going to help me do
2 some kind of living in this town. It's really sad.
3 It really is.

4 EXE. DIR. GORHAM: Yes. But, you know,
5 there are folks that the program was really to assist
6 those individuals that were considered low income.
7 If you think that your rent really needs a cap, you
8 know, expenses, cost of living, you know, from Social
9 Security may not even last you. We thought for a
10 minute that it was going to happen, and I think it
11 may be at 1.5 percent. When folks get 1.5 percent
12 and their income changes, it's the same calculation,
13 30 percent. They make up a couple of dollars, but
14 it's the same.

15 MS. MUHAMMAD: Oh, well.

16 EXE. DIR. GORHAM: Is there anyone
17 else?

18 CHAIRPERSON McDUFFIE: Anybody else
19 from the public?

20 (No response.)

21 CHAIRPERSON McDUFFIE: Okay. Motion to
22 close the public portion?

23 COMMISSIONER MAVEN: So moved.

24 VICE-CHAIRPERSON RENDINA: Second.

25 CHAIRPERSON McDUFFIE: Roll call.

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

5 REPORT FROM MANAGERS

6 CHAIRPERSON McDUFFIE: Okay. Can I get
7 a one minute report from the Managers real quick, one
8 minute report.

9 MS. CANTY: Good evening to everyone,
10 and, to the new Commissioner, welcome.

11 My name is Clara Canty. I am the Site
12 Manager for Dr. Andrew McBride, Gordon Canfield, and
13 Joseph Masiello.

14 At this time, at 160 Ward Street, which
15 is Gordon Canfield, we're doing the elevator
16 upgrading. Thank you.

17 And I would like to say to everyone,
18 have a Happy Thanksgiving and enjoy.

19 VICE-CHAIRPERSON RENDINA: Are you
20 cooking?

21 EXE. DIR. GORHAM: She's not cooking.
22 You're not invited.

23 MS. BOULWARE: Good evening. I'm AMP
24 #3 Manager, Rosa Parks, Dr. Cotton, Reverend Griffin
25 Homes, and Nathan Barnert.

1 At the present time, we're working on
2 REAC. We're trying to get the site together for the
3 REAC in sections. We're doing vacant units, and
4 we're just taking it day-by-day. That's about it.
5 Have a good holiday to all.

6 CHAIRPERSON McDUFFIE: Thank you.

7 Ms. Mims is not here, right?

8 EXE. DIR. GORHAM: No, Ms. Mims is off.

9 CHAIRPERSON McDUFFIE: Okay. Anything
10 else, Executive Director?

11 EXE. DIR. GORHAM: Only the other
12 thing, and maybe Fred could do an update on what's
13 happening at the Apollo Dye -- well, Crossings,
14 right, Parks Crossings?

15 MR. VAZQUEZ: Freedom Village.

16 EXE. DIR. GORHAM: We have been telling
17 everyone Parks Crossings.

18 But I did speak to the developer, Fred,
19 today on the Riverside RAD conversion, and he was
20 hoping that the residents from Riverside, he was
21 hoping that we would get some word by December 9th,
22 but at this point everything is just closed down, so
23 we won't probably hear about the RAD approval until
24 March. He indicated March today. So we were looking
25 for a December 9th type of award letter, but that's

1 not happening just now. It may change tomorrow.

2 MR. VAZQUEZ: We began construction of
3 Phase II at what was formerly the Apollo Dye site,
4 which is now Freedom Village. And the name of the
5 second phase will be Parks Crossing, at the end of
6 construction completion.

7 We're at about 20 percent completion.
8 Anybody who rides there now will see that they're
9 building the elevator shaft, stairwell shafts, and
10 the panelized construction will probably begin
11 sometime in the next 3, 4 weeks, possibly earlier.
12 We're waiting for a street closing permit, because we
13 have to do it by crane. And we're also waiting on
14 possibly the movement of high tension wires from near
15 the building in order to facilitate the crane. The
16 construction, our target date for completion is
17 June 30th of 2017, and we'll probably begin the
18 application process for occupancy sometime in January
19 or February, depending on how construction flows.
20 And that's part of our HOPE VI project, by the way.

21 In connection with the other project at
22 HOPE VI, we began the construction of the last nine
23 units of the homeownership at The Heritage. We hope
24 to have that completed by late spring.

25 We're still trying to figure out how

1 we're going to carry out the Early Childhood
2 Education Center at The Heritage, and we're looking
3 at some options that we'll be discussing with our
4 developer in the near future.

5 EXE. DIR. GORHAM: And in just
6 attending a number of public housing meetings the
7 last couple of weeks, we know, again, and this may
8 change tomorrow that right now in terms of funding
9 areas that are being explored from the government
10 level is basically veterans housing and reentry. And
11 we have two small projects that, if things continue
12 along that way, we'll be able to secure funding to
13 do. As things progress, we will make the Development
14 Committee and the Board aware of the direction in
15 which we are proceeding.

16 That's all I have.

17 CHAIRPERSON McDUFFIE: Okay. Do you
18 have anything?

19 COMMISSIONER MAVEN: I guess it's hush
20 hush in terms of who may be going to HUD?

21 EXE. DIR. GORHAM: Well, I think my
22 friends at HUD are still grieving.

23 COMMISSIONER MAVEN: Sure.

24 EXE. DIR. GORHAM: They haven't really
25 said too much, but, you know, earlier this morning,

1 it's a Robert Woodson, it's one person that we just
2 looked at before I came in the meeting, for HUD. I'm
3 not familiar with his work or his involvement in
4 terms of community development, but he is with a
5 national think tank and he has written a number of
6 publications and his area, I think, and I didn't read
7 it in detail because I was actually looking over
8 Patrice's shoulder, is that of poverty.

9 So something we didn't hear much of in
10 the previous administration, but we will see how that
11 sort of fleshes out.

12 COMMISSIONER MAVEN: It could change
13 tomorrow.

14 EXE. DIR. GORHAM: Yes, it could change
15 tomorrow, but that's who was mentioned early this
16 morning, and then we looked it up on the Internet.
17 And during this time, a lot of HUD people take their
18 time or they lose it, so a lot of folks aren't in the
19 office.

20 COMMISSIONER MAVEN: Yes.

21 EXE. DIR. GORHAM: I have nothing else.

22 CHAIRPERSON McDUFFIE: Questions from
23 the Commissioners?

24 COMMISSIONER GUARASCI: I would just
25 once again express my pleasure in having the

1 opportunity to serve along with everyone else here,
2 fellow Commissioners, the Executive Director, and the
3 executive staff, and would only ask that if there are
4 any concerns about any issues to just let me know
5 directly, whether it's my fellow Commissioners, the
6 Executive Director, General Counsel, and I'll work
7 very hard to ensure that we take the right course of
8 action, so thank you.

9 COMMISSIONER MAVEN: Welcome.

10 CHAIRPERSON McDUFFIE: Okay.

11 COMMISSIONER MAVEN: Happy
12 Thanksgiving.

13 EXE. DIR. GORHAM: Did we do the
14 Consent Agenda?

15 We have to do the Consent Agenda, thank
16 you.

17 RESOLUTIONS OF UNANIMOUS CONSENT

18 CHAIRPERSON McDUFFIE: Can I get a
19 motion for a Consent Agenda?

20 COMMISSIONER MAVEN: I've move the
21 Consent Agenda.

22 VICE-CHAIRPERSON RENDINA: Second.

23 CHAIRPERSON McDUFFIE: Roll call.

24 (At this point in the proceeding roll
25 call is taken and the motion to create a Consent

1 Agenda is passed by a vote of five in favor, with
2 Commissioner Bonds, Diaz, and Nation absent.)

3 CHAIRPERSON McDUFFIE: Can I get a
4 motion to receive the Consent Agenda?

5 COMMISSIONER RAMIREZ: So moved.

6 VICE-CHAIRPERSON RENDINA: Motion. We
7 need a second.

8 COMMISSIONER RAMIREZ: I'll second it.

9 CHAIRPERSON McDUFFIE: Roll call.

10 (At this point in the proceeding roll
11 call is taken and the Resolutions of Unanimous
12 Consent are passed by a vote of five in favor, with
13 Commissioner Bonds, Diaz, and Nation absent.)

14 CHAIRPERSON McDUFFIE: Motion to close?

15 VICE-CHAIRPERSON RENDINA: Motion.

16 COMMISSIONER RAMIREZ: Second.

17 CHAIRPERSON McDUFFIE: Roll call.

18 (There being no further business to
19 come before the Board of Commissioners, roll call is
20 taken and the motion is passed by a vote of five in
21 favor, with Commissioner Bonds, Diaz, and Nation
22 absent.)

23 CHAIRPERSON McDUFFIE: Thank you.

24 (Whereupon, the Regular Meeting is
25 adjourned at 6:26 p.m.)

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

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

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

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

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

My Commission Expires:
7/11/19