

1 HOUSING AUTHORITY OF THE CITY OF NEWARK

2 NEWARK, NEW JERSEY

3 THURSDAY, SEPTEMBER 28, 2023

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5 IN THE MATTER OF: *

6 THE REGULAR MEETING * TRANSCRIPT

7 OF THE HOUSING AUTHORITY * OF

8 OF THE CITY OF NEWARK * PROCEEDINGS

9 Commencing at 5:00 p.m. *

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11 HOUSING AUTHORITY OF THE CITY OF NEWARK

12 500 BROAD STREET

13 NEWARK, NEW JERSEY

14 B E F O R E:

15 HOUSING AUTHORITY OF THE CITY OF NEWARK

16 NORMA GONZALEZ, President

17 BRIAN LOGAN, Commissioner

18 ALIF MUHAMMAD, Commissioner

19 IMAM DAUD HAQQ, Commissioner

20 PATRICK COUNCIL, Commissioner

21 LINDA WASHINGTON, Commissioner

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23

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ANTHONY HOFMANN, C.C.R.

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LICENSE NO. XI01854



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1 PROFESSIONAL STAFF:

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3 EMANUEL FOSTER, Interim Executive Director

4 DEBRA MORGAN, Executive Assistant

5 ELIO MENA, Counsel

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Opening Statement

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Public Participation

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By: Kim Barnes

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By: Myrna Brown

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By: Karim Aquil Sharif

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By: JoAnn Sims

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By: Carla Thomas

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By: Diane Tutu

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Items for Approval

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RESOLUTIONS

PAGE

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H-1 through H-8

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1 CHAIRPERSON GONZALEZ: Good evening,
2 everyone. Everybody seated, thank you. Welcome,
3 everyone. It is approximately 5:05. I would like
4 to call this meeting to order. I would like our
5 Interim Director Foster to read the Open Public
6 Meetings Act.

7 MR. FOSTER: As required by N.J.S.A.
8 10:4-6 known as the Open Public Meetings Act, notice
9 of this meeting was provided in the following
10 manner. On December 6, 2022 notice of this meeting
11 specifying the date, time and location was
12 transmitted to the Star Ledger, El Especialito, Luso
13 Americano and to the clerk of the City of Newark.

14 CHAIRPERSON GONZALEZ: Thank you, Mr.
15 Foster. As custom in this meeting I would like -- I

16 don't know if Reverend Rouse is here, would you
17 kindly lead us in prayer.

18 Could everyone please stand.

19 (Whereupon, a prayer was said by
20 Reverend Rouse.)

21 (Whereupon, the Pledge of Allegiance
22 was recited.)

23 CHAIRPERSON GONZALEZ: Thank you,
24 everyone. Please be seated.

25 Mr. Foster, could you please take the

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1 roll call.

2 MR. FOSTER: Yes, Madam Chair.

3 Commissioner Washington.

4 COMMISSIONER WASHINGTON: Here.

5 MR. FOSTER: Commissioner Council.

6 Commissioner Haqq.

7 COMMISSIONER HAQQ: Present.

8 MR. FOSTER: Commissioner Muhammad.

9 UNIDENTIFIED SPEAKER: Stuck in

10 traffic.

11 CHAIRPERSON GONZALEZ: I don't need
12 the comments, thank you.

13 MR. FOSTER: Commissioner Logan.

14 COMMISSIONER LOGAN: Here.

15 MR. FOSTER: Chairperson Gonzalez.

16 CHAIRPERSON GONZALEZ: Present.

17 It seems we have a quorum. I would
18 like to have you read the public participants Open
19 Public Meetings Act, Director.

20 MR. FOSTER: Yes, Madam Chair. In
21 accordance with the Open Public Meetings Act
22 N.J.S.A. 10:4-1, the Housing Authority of the City
23 of Newark opens every public meeting for comments of
24 the public. Each person choosing to speak at the
25 meeting will be limited to five minutes to speak on

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1 any subject on or off the agenda. All speakers must
2 state their name and address for the record.
3 However, in accordance with N.J.S.A. 10:4-12 nothing
4 in the Act shall construed to limit the discretion
5 of a public body to permit, prohibit or regulate the
6 active participation at any meeting. Therefore,
7 please be advised that the Housing Authority of the
8 City of Newark will not entertain any comments from
9 persons who communicate obscene material, make
10 statements which are considered bias intimidation in

8 she's not here today. She's ill. Is it okay if I
9 read her statement?

10 CHAIRPERSON GONZALEZ: If you are not
11 on the list as a public speaker, Mrs. Gambly, you
12 know our policies and procedures. You have to be on
13 the list to speak. Thank you.

14 Next speaker, Ms. Kim Barnes. Please
15 remember, Ms. Barnes -- you can start Ms. Barnes'
16 time. I would appreciate the audience to please be
17 mindful. No speaking while other speakers are
18 speaking. Thank you.

19 MS. BARNES: Kim Barnes, 147 Riverside
20 Court. Good evening, Commissioners and those who
21 are watching and listening. Before I start my time,
22 I would like to say thank you to John Lima and Mike
23 Granger who always answers when called.

24 Also, I would like to say I have a
25 relationship with both the director of RAD and the

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1 manager who are doing what they need to be done.

2 Now, tonight I may step on some toes,

3 but it is not anything personal but business.

4 Emanuel Foster who we meet with all the time I never

5 receive any follow up answers. Chairperson

6 Gonzalez, what happened to the written reports when
7 you asked the staff NHA to come to the podium to
8 give the status of their departments.

9 Next, why have the Commissioners
10 Council give -- why haven't the Commissioner Council
11 give any approval for expenses? What I am saying is
12 do y'all get invoices before y'all approve any
13 contractors for asking and giving details of what it
14 is that the money is being spent on with a deadline.
15 If the deadline is not met, what happens to that
16 contract.

17 Imam Haqq, excuse me, I'm only here --
18 I heard you speak last week, but I couldn't hear
19 you. I don't know if you understand all the
20 resolutions, but last week I'm not mad when I come
21 to speak I just want what is best interest of the
22 residents. I don't see you all sitting here because
23 there is no compassion, empathy or sympathy for the
24 residents. You say you are for the residents, but
25 in return there is no resolution because the

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1 residents of the RAD and Section 8 has rights to go
2 over the annual plan along with the administrative

3 plans to assist with the agency decisions of
4 amendments to change or give recommendations.

5 Linda Washington, this is nothing
6 personal, but we were told that we don't have a
7 Commissioner for us. Who do you represent and
8 public housing has annual plan meeting. Where are
9 we at as the RAD and Section 8 making those comments
10 because we are a part of NHA.

11 Thank you.

12 CHAIRPERSON GONZALEZ: Thank you, Ms.
13 Barnes and what this meeting is going to be a little
14 different. We are going to hold all the responses
15 to the public participants at the end and one thing
16 I am going to say I do agree with the writing. We
17 will make sure we get all written responses so I
18 would like to go to the next speaker.

19 COMMISSIONER MUHAMMAD: Chair.

20 CHAIRPERSON GONZALEZ: I'm sorry,
21 before you speak, Mr. Muhammad, we need to
22 acknowledge that you just walked in the room.

23 Director Foster, please. We have to
24 acknowledge you walked into the meeting.

25 COMMISSIONER MUHAMMAD: For every

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1 speaker here we are going to answer twenty-five
2 speakers afterwards?

3 CHAIRPERSON GONZALEZ: Yes, we are and
4 we are going to send a response.

5 COMMISSIONER MUHAMMAD: I am not
6 sending a response. I am going to ask them what I
7 want to ask them. I am not sending a response.

8 CHAIRPERSON GONZALEZ: Director
9 Foster, could you please acknowledge the two
10 Commissioners that walked in, please.

11 MR. FOSTER: I want to acknowledge
12 Commissioner Council and Commissioner Muhammad are
13 present.

14 COMMISSIONER MUHAMMAD: There is
15 twenty people here. How are you going to answer
16 twenty people?

17 CHAIRPERSON GONZALEZ: We just
18 answered Ms. Kim Barnes. What was going to be your
19 response, Commissioner Muhammad.

20 COMMISSIONER MUHAMMAD: I just want to
21 thank Ms. Barnes because she had a meeting, was it
22 two days ago. It was one great meeting. The
23 participation wasn't like it used to be because it
24 rained, but they did a good job and Section 8 came
25 in and did a real good job explaining. Julie came

1 in and explained, gave a lot of important
2 information, but I need the department that Reverend
3 Rouse runs, I need to give them more support helping
4 to communicate like, for instance, maybe they can
5 use our buses to bring people down and everything
6 like that. Because before the first time he did it
7 they had like forty, fifty people, but it rained and
8 what Julie had to say was so good, especially with
9 Section 8. Everybody need to hear it and I want to
10 thank the RAD people because y'all came in full
11 force.

12 Thank you, Chair, I'm good.

13 CHAIRPERSON GONZALEZ: Thank you.

14 Next speaker, please I believe it's
15 Anna Bell. Anna Bell is not present.

16 Next speaker, Ms. Myrna Brown.

17 MS. BROWN: Before you start my time,
18 I have some information I'd like to give to each
19 one.

20 CHAIRPERSON GONZALEZ: Could you
21 please hand that to Ms. Debra and while you are
22 doing that we can start the time.

23 Thank you.

24 MS. BROWN: One second. Let me give
25 my notebook. Because I have my copy.

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1 CHAIRPERSON GONZALEZ: You can start
2 the time.

3 MS. BROWN: Good evening, everyone.
4 I'd like to say thank you everyone, Mr. Foster,
5 Ms. Norma, all those Commissioners and I'd also like
6 to thank Mr. Rouse for helping us with that meeting
7 with the help of their department supplying the
8 copies, helping me with the flier, but there is one
9 thing that really needs to be addressed. The people
10 of Section 8 was not notified of that meeting. I
11 don't have a list like I told y'all two months ago.
12 They have to do the mailing in order for these
13 people to come, but as I did my research of what a
14 Resident Advisory Board is the HUD guidelines states
15 that we can have information to communicate with
16 these residents. The information that I just passed
17 out saying what a Resident Advisory Board is. I put
18 a little star by the most important ones. The
19 Resident Advisory Board is a group of residents that
20 advise the Housing Authority on their annual plan.

21 The next page you can look at your leisure, but I
22 will go over what I want to consider.

23 What is the purpose of RAB? Purpose
24 of the RAB is to participate in the housing plan
25 process to represent the views of the residents.

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1 The RAB should find out what ensures and is
2 important to the residents and what issues the
3 Housing Authority should know about. RAB
4 responsibilities is reviewing the Housing Authority
5 plan. That is our responsibility. Making comments
6 on the plan, what's good, what's bad, what should be
7 changed. Meeting with the Housing Authority staff
8 to talk about it, which hasn't been done.

9 The other thing in my meeting I had
10 brought to Ms. Corn that it was important for us to
11 have certain things that the Housing Authority must
12 make sure. On the back page I highlighted it by
13 law. The Housing Authority has to provide resources
14 to the RAB. Examples of resources including meeting
15 space, computer access, supplies and funds. The RAB
16 needs resources in order to understand Housing
17 Authority policies and programs, communicate with

18 other residents, hold resident meetings and access
19 to the Internet. That is not being done. I really
20 want to put this on the record. I am really trying
21 to work with this director. The previous one we had
22 some communication and I talked to Mr. Foster and I
23 appreciate it. If we can continue on these meetings
24 to help you and help us come together as one
25 community. We are a community. Housing Authority,

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1 we are a community. It is no separation and it is
2 being separation and that is what I don't like.
3 With the staff, with the tenants, with the body
4 because that money is one package. It is to help
5 all of us and if we can't come together, then it is
6 a whole mess up in here. It is a mess.

7 Be careful of these resolutions y'all
8 voting on. You are giving this money to these
9 people that the people are suffering. They are
10 putting monies in their pocket and people are not
11 getting what they are supposed to do when y'all pass
12 these resolutions to these contractors.

13 Thank you.

14 CHAIRPERSON GONZALEZ: Thank you,
15 Ms. Brown. Thank you for the information and I'm

16 glad the meeting went well. Thank you for putting
17 that together.

18 Our next speaker Ms. Ebony Corley, not
19 present.

20 Vernice Cromer and my apologies if I'm
21 mispronouncing, not present.

22 Next speaker Stanford Dempster, not
23 present.

24 Next speaker on the list is Nicole
25 Dowdell, not present.

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1 Before I call up the next speaker, I'm
2 going to ask staff to please get some chairs for the
3 folks that are standing in the back. I just want
4 everybody to be comfortable.

5 Next speaker while we get the chairs
6 is Muta El-Amin, not present.

7 Next speaker Angel Faulkner, not
8 present.

9 LaShawn Greene, not present.

10 Ms. Donna Jackson, I don't see her,
11 not present.

12 Next speaker on the list Evandrea

13 Johnson. Ms. Evandrea Johnson, not present.

14 Next speaker Norberto Morales, not
15 present.

16 Next speaker Maryluz Rios, not
17 present.

18 Next speaker Karim Aquil Sharif.

19 MR. SHARIF: Present.

20 COMMISSIONER MUHAMMAD: Madam Chair.

21 CHAIRPERSON GONZALEZ: Yes, sir, we
22 are in public speaking session.

23 COMMISSIONER MUHAMMAD: I want to make
24 a disclosure. This handsome man is my cousin. How
25 do they say, you can pick your friends, but you

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1 can't pick your family. I just want to put that on
2 the record.

3 CHAIRPERSON GONZALEZ: Mr. Sharif,
4 cousin of Commissioner Alif Muhammad.

5 MR. SHARIF: Proudly and chef to
6 Commissioner Logan from John's Place.

7 CHAIRPERSON GONZALEZ: Thank you.
8 Nice meeting you, sir, your time started.

9 MR. SHARIF: Karim Sharif, 440
10 Washington Street, Newark, New Jersey, Central Ward

11 downtown. Addressing you guys this evening,
12 Director, Commissioners with the deplorable
13 unacceptable conditions at Washington Street
14 Apartments formerly Saint James Towers.

15 Presently, there are fifty vouchers
16 for project based housing choice vouchers then there
17 are ten vouchers that are just straight housing
18 choice vouchers. I only know this information
19 because over the last year or so I communicate
20 almost daily with Jackie Oliver who I believe is
21 either the supervisor or manager in the housing
22 choice voucher program. Originally, and legally the
23 Newark Housing Authority is my original landlord.
24 Through those vouchers you guys have contracted with
25 the new owners BRP who are all but absent. There is

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1 a word that comes to mind when it comes to BRB, slum
2 lord. They don't fix anything. The elevators are
3 broke on a regular basis. There is one working
4 elevator. Apartments are in desperate need of
5 repair.

6 When Residential Management who used
7 to be the managers, the property managers before GRC

8 which is the new company that just came in in May.
9 They are doing the best they can GRC, but the owners
10 BRP, BRP WS 440 Urban Renewal, L.L.C. are the legal
11 owners through New York of that building and they do
12 absolutely nothing. For reference point you can get
13 all the numerous e-mails from Council President
14 McIver and they are pretty much the same e-mails
15 Commissioner Muhammad has some, but because of our
16 relationship I wanted to limit his exposure so there
17 would be no cross hairs or anything of that nature.
18 But Ms. Jackie Oliver has all of the e-mails as
19 well.

20 We need your help. My immediate
21 recommendation was that the Housing Authority no
22 longer pays BRP and you move every last housing
23 choice voucher program participant to another
24 building that is in better condition than that
25 building. They are in violation of their contract

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1 with the Housing Authority. They are no operating
2 laundry rooms in that building. That was part of
3 the contract. There is no community space in that
4 building that they will allow the residents in to
5 hold meetings or anything. We have been told it

6 doesn't matter to whom we complain to nothing is
7 going to get done. I leave it with you that we need
8 your help.

9 Thank you.

10 CHAIRPERSON GONZALEZ: I am going to
11 make an exception. Thank you so much for sharing
12 that information with us. By Monday -- today is
13 Thursday. By Monday I am going to ask our Interim
14 Director to meet with you to also meet with our
15 chief of operations Director Khalif Thomas. Since
16 it is a private property, I would like to get a
17 report from the City of Newark because they do
18 inspections. I also would like to get the reports
19 that our vendor that has been hired by the Newark
20 Housing Authority for Section 8 and the vouchers to
21 provide us with reports on their inspections as
22 well. So by Monday we should have a little bit
23 better understanding. So I thank you much for
24 bringing this to our attention.

25 MR. SHARIF: For the Housing

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1 Authority, the code enforcement supervisor Shaneeka
2 Fortenberry she has all the reports.

3 CHAIRPERSON GONZALEZ: Appreciate you
4 much and thank you.

5 MR. FOSTER: Can we have your phone
6 number?

7 MR. SHARIF: It is all over Facebook.

8 CHAIRPERSON GONZALEZ: Mr. Foster will
9 make sure he calls you tomorrow. Thank you so much.

10 COMMISSIONER COUNCIL: Madam Chair,
11 just for a point of information from the City's
12 perspective, 440 Washington has been and will be
13 brought in under the auspices of having a
14 conversation about their tax abatement as relates to
15 the issues concerning that property. So the Council
16 President has been very vigilant in that as well as
17 the tax abatement committee who is bringing the
18 owners as there have been some movement on different
19 levels of ownership in the building to bring those
20 individuals in to talk about the issues and problems
21 that the speaker just brought up.

22 CHAIRPERSON GONZALEZ: I truly
23 appreciate that, Commissioner Council, and it is
24 always one of the good reasons why we work so
25 diligently with the City and Pat Council would you

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1 be able to also provide that information to Director
2 Foster.

3 COMMISSIONER COUNCIL: Sure.

4 CHAIRPERSON GONZALEZ: I would like to
5 call up our next speaker is JoAnn Sims. Ms. Sims,
6 if you have something just give it to Debra and she
7 will pass it out and you can just stay at the
8 podium. Thank you.

9 Any speakers that are coming up, if
10 you have any information please give it to Debra
11 prior. I would like to give Ms. Sims back her time,
12 please. Thank you.

13 MS. SIMS: Precious Lord, take their
14 hands, lead them on, let them stand. The tenants
15 are tired. The tenants are weak. The tenants are
16 worn. Through the storm, through the rain, lead
17 them on to the light. Precious Lord, take their
18 hands and lead them on.

19 I'm JoAnn Sims, Wynona Lipman Garden,
20 a RAD property. I have some questions. My first
21 question is how many directors do we have for RAD.
22 What parts does Julia O'Connor have to do with RAD
23 when she is a director of Section 8.

24 CHAIRPERSON GONZALEZ: Excuse me, sir.

25 MS. SIMS: Does the RAD sites manager

1 have the right to make their own house rules. If
2 so, should the tenants have input with the managers
3 on these house rules. Whose guidelines are we
4 following since we are RAD properties because right
5 now we got NHA rules.

6 CHAIRPERSON GONZALEZ: I'm sorry, I am
7 going to stop you. Why don't you go outside. I
8 wasn't talking to you, I'm sorry, I was talking to
9 the person who is getting our system on.

10 My apologies, Ms. Sims.

11 MS. SIMS: Whose guidelines are we
12 following since we are RAD properties? It is like
13 we are following HUD guidelines, we are following
14 the Newark Housing rules, we are following Section 8
15 and now we are following -- well, at my site we are
16 getting rules on house rules. So whose guidelines
17 and why so many guidelines and I pray that you guys
18 get this together because you are doing a pretty
19 poor job. That's all I have to say for now.

20 CHAIRPERSON GONZALEZ: Thank you, Ms.
21 Sims. I truly appreciate your questions in writing
22 and I will make sure that we respond to these in

23 writing, but to all these five questions.

24 COMMISSIONER COUNCIL: Madam Chair.

25 CHAIRPERSON GONZALEZ: Yes,

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1 Commissioner.

2 COMMISSIONER COUNCIL: Is it possible
3 to put together a frequently asked question list so
4 that folks can disseminate it to our residents and
5 the facilities as relates to RAD and NHA because I'm
6 not sure what all the confusion is coming together
7 or where it is falling apart at, but it should not
8 be that confusing and if our own people don't
9 understand it, that is a problem right there.

10 CHAIRPERSON GONZALEZ: Thank you.

11 COMMISSIONER MUHAMMAD: Madam Chair.

12 CHAIRPERSON GONZALEZ: Yes, sir, but
13 let me just respond to the Commissioner before I let
14 you, Commissioner Alif Muhammad. What I'm going to
15 say and I am going to take the opportunity to say it
16 now. After today's meeting there seems to be truly
17 a lot of confusion with RAD, public housing, Section
18 8 and I truly agree with you that there has to be
19 formality. We have to have our policies and
20 procedures for RAD, public Section 8. It is a

21 little confusing and it's true it's been a little
22 confusing to us to get adjusted to this. So that's
23 what I am going to ask the Interim Director to do.
24 I'm going to ask the team and I am also -- that's
25 about it.

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1 Commissioner Muhammad, you had a
2 question.

3 COMMISSIONER MUHAMMAD: No, I have a
4 statement.

5 CHAIRPERSON GONZALEZ: You have a
6 statement?

7 COMMISSIONER MUHAMMAD: I certainly
8 do. Danny did a good job of putting together a
9 package at that meeting. Where is Danny at? Is
10 Danny here?

11 CHAIRPERSON GONZALEZ: Danny is not
12 here. She's at a conference.

13 COMMISSIONER MUHAMMAD: Anybody got a
14 copy of that? You got a copy of it? You need to
15 show them that copy. She broke down everything.
16 She broke down a lot of questions about RAD. Who
17 had a copy of that?

18 CHAIRPERSON GONZALEZ: We will have
19 Danny give it to us ourselves.

20 COMMISSIONER MUHAMMAD: She did a good
21 job. I want to give her props because she asked a
22 lot of questions about two pages worth of questions
23 and she answered the questions so that would help
24 too if we can get a chance to pass them out.

25 CHAIRPERSON GONZALEZ: That is a great

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1 idea and one thing I am going to say is before I go
2 to the next speaker with all RAD we have been having
3 some RAD meetings at 500 Broad Street. We are going
4 to start having the RAD meetings and giving out the
5 same information to each individual unit so that was
6 a recommendation that recently came in so I thank
7 you Commissioner Muhammad and Commissioner Council
8 for your comments and recommendations.

9 Next speaker, Ms. Carla Thomas.

10 MS. THOMAS: Good evening. Thank you
11 all for having me here today. Hello, everyone, my
12 name is Carla Thomas. I am the director of security
13 division for SEIU Local 32BJ. We represent nearly
14 sixty incumbent security guards who currently
15 protect Newark Housing Authority sites. These

16 guards are currently employed by Gateway, a union
17 security company that is covered by a Collective
18 Bargaining Agreement. This agreement insures that
19 these Newark Housing Authority security officers get
20 a living wage and importantly access to quality
21 affordable health care. This past May the NHA Board
22 put out a call for companies to bid on its security
23 work. For years SEIU 32BJ has been advocating for
24 the Board to adopt a standard wage and benefit
25 policy for its security guards. They have not.

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1 These bidding documents did not include wage benefit
2 standards meaning that companies could submit low
3 bid prices that do not include livable wages and
4 benefit packages for their officers. The Board
5 awarded the security work to four non-union
6 companies, Pro Cop, CPT and BB Security Services and
7 also for One Security that do not provide their
8 officers with affordable health care.

9 NHA is going backwards. We know at
10 least one of the contractors is going to pay fifteen
11 dollars per hour with no quality affordable health
12 care which is an issue for us. The minimum wage on

13 January 1st will be fifteen dollars and thirteen
14 cents. We all know it is a hard way to live off of
15 that. So they will be paying or very close to the
16 minimum wage. That is what the companies were
17 paying back in 2013. We are in 2023. When we
18 originally organized these security officers. NHA
19 has refused to insert wage and benefits standards
20 into their bidding procedures and as a result has
21 turned the clock backwards on the hard working
22 security officers. There is a few of them in this
23 room today. Instead of sixteen dollars and fifty
24 cents and employer paid health care, they get around
25 fifteen dollars and no health care which is

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1 unbelievable. It is an appalling way to treat
2 officers who protect Newark Housing Authority. Just
3 to remind, these are officers who protected these
4 buildings through COVID season and put their lives
5 and their family at risk. Gateway received a notice
6 from the Board to vacate the NHA sites by
7 October 1st which is this Sunday coming. After that
8 the group of security officers who have worked at
9 Newark Housing for years are at risk of losing their
10 livelihood and their health care and benefits. We

11 all know how challenging that is for folks after
12 COVID. The guards that protect Newark Housing sites
13 deserve family sustaining jobs. They are now at the
14 risk of losing their health care which is really
15 important to those officers just as we enter cold
16 and flu season and another COVID surge.

17 Furthermore, good wages and benefits
18 are necessary for a stable and well functioning
19 workforce that can keep Newark Housing sites safe.
20 The new security companies are obligated by law
21 according to Newark's Building Service Worker
22 Retention Ordinance to offer the incumbent workers
23 their jobs. It is our understanding that majority
24 of the incumbent officer have yet to receive job
25 offers. We are calling on the majority -- we are

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1 calling on the awarded security companies to follow
2 the law and offer these security officers their
3 jobs. They should also maintain incumbent officer
4 wage and benefit levels which currently allow them
5 to support themselves and their families and I hope
6 that you all from this Board hear us and understand
7 how important this is not just to the workers that

8 are in this room, but the other fifty-five or
9 fifty-six more workers who are not here today.

10 Thank you.

11 CHAIRPERSON GONZALEZ: Thank you,
12 Ms. Tutu.

13 MS. THOMAS: She's coming up.

14 CHAIRPERSON GONZALEZ: I am allowed to
15 make a mistake every now and then. Thank you so
16 much for your comments. Thank you for being here
17 and I would like -- you still have thirty-one
18 seconds.

19 MS. THOMAS: I just wanted to say
20 something. She wanted to talk. She has asthma.
21 She might have to sit town and talk. Is that okay
22 for her to do that?

23 CHAIRPERSON GONZALEZ: That is okay.
24 Our last speaker, Ms. Diane Tutu.

25 MS. TUTU: Hello, everybody. My name

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1 is Diane Tutu. I am a worker for Gateway Security
2 Officer and Newark Housing for eight years. We went
3 through COVID-19, put our lives on the line and now
4 they are throwing us out like a piece of garbage. I
5 am here to call on Newark Housing Authority and the

6 residents to avoid the contract for non-union
7 companies that they do not provide good benefits.
8 As a result, about sixty workers lost their jobs.
9 These workers do not work -- these workers did not
10 do anything to deserve this. This is devastating
11 for me. I support myself and I depend on my health
12 insurance to pay for my asthma medication and for
13 the medication that I need. I have to say that
14 without health care these pills will put me into a
15 serious debt. This is already causing hard ache for
16 me. I served Housing Authority for eight years as I
17 said. Now, I'm feeling like we are being put on the
18 street. I do not know how I'm going to afford rent,
19 food and basic needs. The public needs to
20 understand that Gateway held this contract for years
21 while also maintaining each workers access to
22 quality health insurance, vacation time, seniority
23 and full-time status. Most of these benefits and
24 protections are being eliminated by the non-union
25 contract. That's not right. Something has to be

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1 done.

2 CHAIRPERSON GONZALEZ: We have some

3 water for you. I really want to thank you. Thank
4 you for being here. Thank you for sharing that
5 information.

6 This concludes our speakers' list. I
7 would like to acknowledge all the public
8 participants today and now I would like to ask my
9 colleagues --

10 MS. JACKSON: Excuse me, I am just
11 leaving landlord tenant court with your tenants so I
12 request that I be allowed to speak. If not, there
13 is going to be a bigger problem.

14 CHAIRPERSON GONZALEZ: This is Donna
15 Jackson. Your name was called and we have concluded
16 the list. So we are going to go into -- the public
17 participation is closed so right now I would like my
18 Commissioners -- I want to thank everyone. Whoever
19 was late, I'm sorry, Commissioner. Whoever was late
20 I will be more than willing to speak to anyone
21 tomorrow morning. You have my numbers, please call
22 me.

23 MS. JACKSON: You just evicted a
24 hundred people in court today. I can't wait until
25 tomorrow morning. I am just leaving landlord/tenant

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1 court with NHA residents seniors.

2 CHAIRPERSON GONZALEZ: Donna, please.

3 MS. JACKSON: You are putting people
4 in the street. These people are going to be in the
5 street.

6 CHAIRPERSON GONZALEZ: Commissioners,
7 I would like a roll call to go into Executive
8 Session to discuss a personnel matter.

9 Could I please have a roll call. I
10 need a mover.

11 COMMISSIONER LOGAN: Move it.

12 COMMISSIONER HAQQ: Second.

13 CHAIRPERSON GONZALEZ: Thank you,
14 everyone.

15 MR. FOSTER: Commissioner Washington.

16 COMMISSIONER WASHINGTON: Yes.

17 MR. FOSTER: Commissioner Council.

18 COMMISSIONER COUNCIL: Yes.

19 MR. FOSTER: Commissioner Haqq.

20 COMMISSIONER HAQQ: Yes.

21 MR. FOSTER: Commissioner Muhammad.

22 COMMISSIONER MUHAMMAD: No.

23 MR. FOSTER: Commissioner Logan.

24 COMMISSIONER LOGAN: Yes.

25 MR. FOSTER: Chairperson Gonzalez.

1 CHAIRPERSON GONZALEZ: Yes.
2 Thank you. We are now into Executive
3 Session.

4 (Whereupon, the Commissioners went
5 into Executive Session.)

6 (Whereupon, the Commissioners
7 reconvened into public session.)

8 CHAIRPERSON GONZALEZ: Thank you,
9 everyone, for your patience. Anyone that is
10 standing we have seats available. Could you please
11 take them. I want everybody to be comfortable.

12 So I would like to get a motion to go
13 back to return to our regular meeting.

14 COMMISSIONER MUHAMMAD: I will move it
15 for you.

16 COMMISSIONER WASHINGTON: Washington
17 second.

18 CHAIRPERSON GONZALEZ: Thank you.

19 MR. FOSTER: Commissioner Washington.

20 COMMISSIONER WASHINGTON: Yes.

21 MR. FOSTER: Commissioner Council.

22 COMMISSIONER COUNCIL: Yes.

23 MR. FOSTER: Commissioner Haqq.
24 COMMISSIONER HAQQ: Yes.
25 MR. FOSTER: Commissioner Muhammad.

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1 COMMISSIONER MUHAMMAD: Yes.
2 MR. FOSTER: Commissioner Logan.
3 COMMISSIONER LOGAN: Yes.
4 MR. FOSTER: Chairperson Gonzalez.
5 CHAIRPERSON GONZALEZ: Yes.
6 Now, we are returning to our agenda
7 items for approval. We have our Interim Director,
8 could you please go over the items for approval or
9 do we want --
10 COMMISSIONER COUNCIL: Can we go
11 through the regular agenda.
12 CHAIRPERSON GONZALEZ: Excuse me,
13 items for approval.
14 MR. FOSTER: The July 2023 Board
15 report, the July 2023 Board transcripts and the
16 September 7, 2023 special Board meeting transcripts.
17 CHAIRPERSON GONZALEZ: Could I get a
18 motion.
19 COMMISSIONER LOGAN: Move it.
20 COMMISSIONER MUHAMMAD: I will second

21 it.

22 MR. FOSTER: Commissioner Washington.

23 COMMISSIONER WASHINGTON: Yes.

24 MR. FOSTER: Commissioner Council.

25 COMMISSIONER COUNCIL: Yes.

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1 MR. FOSTER: Commissioner Haqq.

2 COMMISSIONER HAQQ: Yes.

3 MR. FOSTER: Commissioner Muhammad.

4 COMMISSIONER MUHAMMAD: Yes.

5 MR. FOSTER: Commissioner Logan.

6 COMMISSIONER LOGAN: Yes.

7 MR. FOSTER: Chairperson Gonzalez.

8 CHAIRPERSON GONZALEZ: Yes.

9 Now, we are going into the resolution
10 items. Interim Director, I would like to request to
11 move item H-23-28-09-08 personnel matter move that
12 up to the first item on the agenda. Could you
13 please read that resolution.

14 MR. FOSTER: Resolution authorizing
15 the hiring of Leonard J. Spicer to serve as
16 Executive Director/Secretary of the Newark Housing
17 Authority.

18 Whereas, the Newark Housing Authority
19 desires to enter into an employment contract with
20 Leonard J. Spicer to serve as the Executive
21 Director/Secretary of the NHA.

22 Whereas, the NHA desires to execute
23 said contract for an initial term of three years and
24 now, therefore, be it resolved by the Board of
25 Commissioners of the Newark Housing Authority as

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1 follows.

2 That the hiring of Leonard J. Spicer,
3 to serve as the Executive Director/Secretary of the
4 Newark Housing Authority for an initial term of
5 three years is hereby authorized.

6 That employment shall start no later
7 than October 30, 2023, subject to the execution of
8 an employment contract negotiated by the Board of
9 Commissioners Personnel Committee and approved by
10 the General Counsel.

11 That the Executive Director shall be
12 required to meet all training and educational
13 requirements of the State of New Jersey and obtain
14 the approval of the United States Department of
15 Housing and Urban Development.

16 That the Chairperson, or in his or her
17 absence, the Vice Chairperson, is authorized to
18 execute the contract and the General Counsel is
19 directed to attest to the signing of the contract.

20 That the appointment of Emanuel Foster
21 as Interim Executive Director/Secretary of the NHA
22 shall end upon the start of employment of Leonard J.
23 Spicer as the Executive Director/Secretary of the
24 NHA and that this resolution shall take effect
25 immediately.

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1 COMMISSIONER MUHAMMAD: Madam Chair.

2 CHAIRPERSON GONZALEZ: Thank you,
3 Interim Director.

4 Yes, Commissioner Muhammad.

5 COMMISSIONER MUHAMMAD: That part that
6 he said I'm trying -- he said is approved. Did you
7 say approved by HUD, E.D., did you say it?

8 MR. FOSTER: Would you like me to read
9 it again?

10 COMMISSIONER MUHAMMAD: Not all of it.

11 CHAIRPERSON GONZALEZ: What was the
12 question?

13 COMMISSIONER MUHAMMAD: I would like
14 it to be also approved by the DCA, Department of
15 Community Affairs of New Jersey.

16 CHAIRPERSON GONZALEZ: Well, thank you
17 so much. We will include that in the resolution.
18 Thank you. Could we have a motion.

19 COMMISSIONER HAQQ: I move.

20 COMMISSIONER WASHINGTON: Second.

21 MR. FOSTER: Commissioner Washington.

22 COMMISSIONER WASHINGTON: Yes.

23 MR. FOSTER: Commissioner Council.

24 COMMISSIONER COUNCIL: Yes.

25 MR. FOSTER: Commissioner Haqq.

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1 COMMISSIONER HAQQ: Yes.

2 MR. FOSTER: Commissioner Muhammad.

3 COMMISSIONER MUHAMMAD: I am a
4 comfortable yes.

5 MR. FOSTER: Commissioner Logan.

6 COMMISSIONER LOGAN: Yes.

7 MR. FOSTER: Chairperson Gonzalez.

8 CHAIRPERSON GONZALEZ: Yes.

9 Thank you. Congratulations, Mr.

10 Leonard Spicer. And now could you please read the

11 next resolution.

12 MR. FOSTER: Resolution H-23-28-09-01.
13 Authorizing the Interim Executive Director to settle
14 a personal injury claim related to a fall subject to
15 receipt of all documents and releases deemed
16 necessary in an amount not to exceed twenty-nine
17 thousand dollars.

18 CHAIRPERSON GONZALEZ: Motion to
19 approve this item.

20 COMMISSIONER LOGAN: Move it.

21 COMMISSIONER COUNCIL: Second.

22 MR. FOSTER: Commissioner Washington.

23 COMMISSIONER WASHINGTON: Yes.

24 MR. FOSTER: Commissioner Council.

25 COMMISSIONER COUNCIL: Yes.

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1 MR. FOSTER: Commissioner Haqq.

2 COMMISSIONER HAQQ: Yes.

3 MR. FOSTER: Commissioner Muhammad.

4 Commissioner Logan.

5 COMMISSIONER LOGAN: Yes.

6 MR. FOSTER: Chairperson Gonzalez.

7 CHAIRPERSON GONZALEZ: Yes.

8 COMMISSIONER MUHAMMAD: Chair, I
9 didn't vote for it because I got a problem with a
10 public authority saying people can't work for us no
11 more. I just want to put that on the record. I
12 have a problem with telling citizens of Newark that
13 they can't work for us again.

14 CHAIRPERSON GONZALEZ: Duly noted,
15 sir, for the record. Thank you.

16 Next item, Director.

17 MR. FOSTER: H-23-28-09-02.
18 Authorizing the Interim Executive Director to settle
19 a discrimination claim subject to receipt of all
20 documents and releases deemed necessary in an amount
21 not to exceed one hundred sixteen thousand seventy
22 dollars and ninety-nine cents.

23 CHAIRPERSON GONZALEZ: Motion to move.

24 COMMISSIONER LOGAN: Move it.

25 CHAIRPERSON GONZALEZ: I will second.

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1 MR. FOSTER: Commissioner Washington.

2 COMMISSIONER WASHINGTON: Yes.

3 MR. FOSTER: Commissioner Council.

4 COMMISSIONER COUNCIL: Yes.

5 MR. FOSTER: Commissioner Haqq.

6 COMMISSIONER HAQQ: Yes.

7 MR. FOSTER: Commissioner Muhammad.

8 Commissioner Logan.

9 COMMISSIONER LOGAN: Yes.

10 MR. FOSTER: Chairperson Gonzalez.

11 CHAIRPERSON GONZALEZ: Yes.

12 COMMISSIONER MUHAMMAD: Chair.

13 CHAIRPERSON GONZALEZ: Yes, sir.

14 COMMISSIONER MUHAMMAD: The same thing

15 I just said before. I have a problem when somebody

16 is taken away a person's right to work in the City

17 of Newark in public housing.

18 Thank you.

19 CHAIRPERSON GONZALEZ: Thank you, sir,

20 and duly noted for the record.

21 Next item, Director.

22 MR. FOSTER: H-23-28-09-03.

23 Authorizing the Executive Director to award a

24 contract and make all necessary revisions with

25 Matrix New World Engineering, Land Surveying and

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1 Landscape Architecture, PC for pre-demolition,

2 environmental and engineering services at the

3 Terrell Homes and Felix Fuld developments for a
4 total contract not to exceed one hundred forty-three
5 thousand nine hundred ninety-five dollars.

6 CHAIRPERSON GONZALEZ: Thank you.

7 COMMISSIONER MUHAMMAD: I will move it
8 for you.

9 CHAIRPERSON GONZALEZ: I will second
10 it.

11 MR. FOSTER: Commissioner Washington.

12 COMMISSIONER WASHINGTON: Yes.

13 MR. FOSTER: Commissioner Council.

14 COMMISSIONER COUNCIL: Yes.

15 MR. FOSTER: Commissioner Haqq.

16 COMMISSIONER HAQQ: Yes.

17 MR. FOSTER: Commissioner Muhammad.

18 COMMISSIONER MUHAMMAD: Yes.

19 MR. FOSTER: Commissioner Logan.

20 COMMISSIONER LOGAN: Yes.

21 MR. FOSTER: Chairperson Gonzalez.

22 CHAIRPERSON GONZALEZ: Yes.

23 Next item under finance, sir.

24 MR. FOSTER: H-23-28-09-04. That the
25 Newark Housing Authority Board of Commissioners

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1 authorizes the Interim Executive Director to execute
2 a contract and make any necessary corrections with
3 Automatic Data Processing, Incorporated, ADP, to
4 provide payroll processing related products and
5 services for an initial term of three years in an
6 amount not to exceed a hundred and fifty-two
7 thousand dollars per year with options to renew at
8 the sole discretion of the NHA for two additional
9 one year terms for an aggregate contract amount not
10 to exceed seven hundred sixty thousand dollars or
11 five years, whichever comes first.

12 CHAIRPERSON GONZALEZ: Can I have a
13 motion?

14 COMMISSIONER MUHAMMAD: I will move
15 it.

16 CHAIRPERSON GONZALEZ: I will second
17 it.

18 MR. FOSTER: Commissioner Washington.

19 COMMISSIONER WASHINGTON: Yes.

20 MR. FOSTER: Commissioner Council.

21 COMMISSIONER COUNCIL: Yes.

22 MR. FOSTER: Commissioner Haqq.

23 COMMISSIONER HAQQ: Yes.

24 MR. FOSTER: Commissioner Muhammad.

25 COMMISSIONER MUHAMMAD: Yes.

1 MR. FOSTER: Commissioner Logan.

2 COMMISSIONER LOGAN: Yes.

3 MR. FOSTER: Chairperson Gonzalez.

4 CHAIRPERSON GONZALEZ: Yes.

5 Next item on the agenda, sir.

6 MR. FOSTER: H-23-28-09-05. That the
7 Newark Housing Authority Board of Commissioners
8 authorize the Interim Executive Director to execute
9 a contract and make any necessary corrections with
10 Bureau Veritas Technical to prepare physical needs
11 assessments in accordance with the U.S. Department
12 of Housing and Urban Development's physical needs
13 assessment guidance for NHA properties. The initial
14 term of the contract will be one year in an amount
15 not to exceed a hundred and twenty-five thousand
16 dollars with the option to renew for an additional
17 one year term at the sole discretion of the NHA for
18 an aggregate contract amount not to exceed two
19 hundred fifty thousand dollars or two years,
20 whichever comes first.

21 CHAIRPERSON GONZALEZ: Motion, please.

22 COMMISSIONER COUNCIL: Madam Chair,

23 motion to defer.

24 CHAIRPERSON GONZALEZ: Okay.

25 COMMISSIONER MUHAMMAD: I will second

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1 it.

2 MR. FOSTER: Commissioner Washington.

3 COMMISSIONER WASHINGTON: Yes.

4 MR. FOSTER: Commissioner Council.

5 COMMISSIONER COUNCIL: Yes.

6 MR. FOSTER: Commissioner Haqq.

7 COMMISSIONER HAQQ: Yes.

8 MR. FOSTER: Commissioner Muhammad.

9 COMMISSIONER MUHAMMAD: Yes.

10 MR. FOSTER: Commissioner Logan.

11 COMMISSIONER LOGAN: Yes.

12 MR. FOSTER: Chairperson Gonzalez.

13 CHAIRPERSON GONZALEZ: Yes.

14 Next item I'm going to ask to defer

15 this item, the next item. I wasn't here. I needed

16 more information so do we need to read the item and

17 take --

18 MR. MENA: Is there a mover and second

19 to defer?

20 CHAIRPERSON GONZALEZ: I would like to

21 defer the second item. Can I have a motion, please?

22 COMMISSIONER COUNCIL: Motion.

23 COMMISSIONER HAQQ: Second.

24 MR. FOSTER: Commissioner Washington.

25 COMMISSIONER WASHINGTON: Yes.

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1 MR. FOSTER: Commissioner Council.

2 COMMISSIONER COUNCIL: Yes.

3 MR. FOSTER: Commissioner Haqq.

4 COMMISSIONER HAQQ: Yes.

5 MR. FOSTER: Commissioner Muhammad.

6 COMMISSIONER MUHAMMAD: No.

7 MR. FOSTER: Commissioner Logan.

8 COMMISSIONER LOGAN: Yes.

9 MR. FOSTER: Chairperson Gonzalez.

10 CHAIRPERSON GONZALEZ: Yes.

11 Just for the record, that's under

12 operations item H-23-28-09-06. Thank you.

13 Does this conclude --

14 COMMISSIONER MUHAMMAD: We have one

15 more.

16 CHAIRPERSON GONZALEZ: I am just

17 looking at the screen, sorry. I'm so glad that you

18 guys are so attentive for me.

19 Next item, please.

20 MR. FOSTER: H-23-28-09-07. Authorize
21 the award of up to eighty project based vouchers,
22 PBV's, to Newark HP 1, L.L.C. up to fourteen PBV's
23 to Newark HP 2, L.L.C. and up to fifty-eight PBV's
24 to Newark HP 3, L.L.C. The issuance of a hundred
25 and fifty-two PBV's will allow the Housing Authority

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44

1 to preserve the affordable housing at West Kinney
2 1A, West Kinney 1B, Hayes and Stella Gardens and
3 enable the NHA to pay back the twenty million dollar
4 bond issued by the City of Newark in support of this
5 endeavor.

6 CHAIRPERSON GONZALEZ: Could I get a
7 motion, please?

8 COMMISSIONER COUNCIL: Motion.

9 COMMISSIONER MUHAMMAD: I will second.

10 MR. FOSTER: Commissioner Washington.

11 COMMISSIONER WASHINGTON: Yes.

12 MR. FOSTER: Commissioner Council.

13 COMMISSIONER COUNCIL: Yes.

14 MR. FOSTER: Commissioner Haqq.

15 COMMISSIONER HAQQ: Yes.

16 MR. FOSTER: Commissioner Muhammad.
17 COMMISSIONER MUHAMMAD: Yes.
18 MR. FOSTER: Commissioner Logan.
19 COMMISSIONER LOGAN: Yes.
20 MR. FOSTER: Chairperson Gonzalez.
21 CHAIRPERSON GONZALEZ: Yes.
22 COMMISSIONER MUHAMMAD: Chair.
23 CHAIRPERSON GONZALEZ: This concludes
24 the resolutions.
25 Commissioner Muhammad.

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1 COMMISSIONER MUHAMMAD: Yes, Elio, I
2 got this from Art. They put this on my door.
3 MR. MENA: We will speak about it
4 after the meeting.
5 COMMISSIONER MUHAMMAD: I was
6 wondering why it was put on my door.
7 MR. MENA: The July 23 Board
8 transcripts and the September 7, 2023 transcripts
9 were approved by consent with the 2023 Board report?
10 CHAIRPERSON GONZALEZ: Yes, they were.
11 MR. MENA: All of them?
12 CHAIRPERSON GONZALEZ: Yes.

13 Commissioners, any other comments?

14 COMMISSIONER MUHAMMAD: We didn't

15 approve it.

16 MR. MENA: That is why I needed some

17 clarification.

18 COMMISSIONER MUHAMMAD: We didn't

19 approve that.

20 CHAIRPERSON GONZALEZ: We read those

21 three items. There was a motion and we voted.

22 MR. FOSTER: Before we did

23 resolutions.

24 COMMISSIONER MUHAMMAD: Did you do the

25 Board report?

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46

1 CHAIRPERSON GONZALEZ: Yes, we did

2 them together.

3 COMMISSIONER MUHAMMAD: The Board

4 report together?

5 CHAIRPERSON GONZALEZ: Yes.

6 COMMISSIONER MUHAMMAD: I wasn't here

7 yet?

8 CHAIRPERSON GONZALEZ: You were here.

9 That was five minutes ago.

10 COMMISSIONER MUHAMMAD: I have some

11 questions. I'm so sorry because some people were
12 supposed to get back to me on some things and stuff
13 like that.

14 Section 8, could I speak, E.D., can I
15 speak to the Section 8 person?

16 CHAIRPERSON GONZALEZ: If the Section
17 8 representative is here, yes.

18 Go ahead, you had a question for
19 Section 8, Commissioner Muhammad.

20 COMMISSIONER MUHAMMAD: Yes, I want to
21 talk to her. Julie, it was a concern and I need you
22 to put it on the record and tell the Board what you
23 told us at that meeting because that is very
24 important because Commissioner Council is very
25 upset. At the work session it kind of shocked me

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47

1 about us having not the right communication customer
2 service and I want you to explain to us why when
3 tenants and people called that did not get through.
4 Can you explain that?

5 MS. O'CONNOR: Yes, we have the same
6 phone system that our previous vendor had and there
7 were actually times that the staff from what I

8 understand had presented to some of the members of
9 the Board and they actually demonstrated that when
10 the phone calls are coming into the office there is
11 only two lines that can be received at one time and
12 the demonstration that had occurred actually showed
13 that we had three people calling one person at one
14 time and that third call went into -- we have no
15 idea where. Kind of like in cyberspace. So we have
16 several staff persons I had stated that are there
17 for our customer service. We have our front desk,
18 we have our full-time phone person and the phones
19 actually roll to a couple of different lines, but as
20 soon as those lines have been filled, the calls
21 can't get through anymore.

22 COMMISSIONER MUHAMMAD: You told me
23 you had over nine hundred calls.

24 MS. O'CONNOR: Actually, I have
25 updated numbers from that, but we had nine

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1 hundred -- one thousand fifteen calls so far this
2 month. Out of that we have actually been able to
3 identify where the calls are coming from and one
4 hundred eighty-nine of those calls had to do with
5 inspections. A hundred and seventy-five were just

6 general questions, you know, how do I get Section 8,
7 how do I get onto the program. We had a hundred and
8 twenty-eight calls that were calls having to do with
9 HAP contract and payment and those are the highest
10 numbers. Everything else was the normal kind of
11 calls that you have coming into Housing Authority,
12 someone wants to change ownership, how do I go about
13 doing that. How do I get my voucher. How do I get
14 onto the home ownership program so we have been
15 monitoring those.

16 COMMISSIONER MUHAMMAD: What I got
17 from you at that meeting is you need a new phone
18 system.

19 MS. O'CONNOR: Yes.

20 COMMISSIONER MUHAMMAD: That part of
21 your contract that we have to provide a phone system
22 or could you guys provide it.

23 MR. FOSTER: We provide.

24 COMMISSIONER MUHAMMAD: Can we get
25 that done? Can we get a new phone system because

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1 that is the biggest thing about Section 8 people
2 saying they can't reach it and Commissioner Council

3 said he called himself and couldn't get through.

4 MR. FOSTER: We will have our director
5 of IT Francis look at that.

6 COMMISSIONER MUHAMMAD: They have been
7 saying that for a couple months. Could we get it
8 done?

9 MR. FOSTER: Yes, we can bring that in
10 front of the Board.

11 CHAIRPERSON GONZALEZ: Thank you.

12 COMMISSIONER MUHAMMAD: That is all I
13 wanted to say. I had another question that was
14 supposed to be answered from the RAD person. Why we
15 don't -- why the waiting list -- there is nobody on
16 the waiting list for the RAD person. I think Danny
17 is supposed to answer it for me.

18 MR. FOSTER: She did send me a memo.
19 I will forward that memo regarding the analysis of
20 the RAD waiting list.

21 COMMISSIONER MUHAMMAD: What's the
22 gist of it? I want to put it on the record. What
23 was the gist of it?

24 MR. FOSTER: It provided data in terms
25 of who are the number of participants that are on

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1 those waiting lists and which ones we may need to
2 close.

3 COMMISSIONER MUHAMMAD: There is a
4 hundred people and you only got a thousand
5 apartments.

6 MR. FOSTER: The weight list is very
7 site-specific. I don't have it in front of me, but
8 she did ask me to prepare a memo and analysis and I
9 can make sure we e-mail it to all the Commissioners.

10 COMMISSIONER MUHAMMAD: One minute,
11 please. I am trying to find out. You weren't here
12 so my concern was that the public housing part
13 produced over two hundred turnovers and I appreciate
14 that, but the RAD they only have a thousand
15 apartments and we have a hundred vacancies, that is
16 crazy. That is crazy. That is the whole reason why
17 you are in RAD in order to give the residents of
18 Newark a better shot at these houses and my
19 understanding that there is a communication problem
20 because it is not -- your occupancy department right
21 now sending people out because what Danny said was
22 they don't have nobody on their waiting list. That
23 is what she said. So I was like astounded we have
24 ten thousand people on the waiting list, how come
25 they don't have nobody to their waiting list and

1 that was my concern and she was supposed to explain
2 to me. She was trying to give me the percentages,
3 but I didn't want to hear percentages. I believe in
4 can do. We have a hundred in the RAD department.
5 The managers are enthusiastic. Let's get it done.

6 MR. FOSTER: Yes, sir.

7 CHAIRPERSON GONZALEZ: Thank you,
8 Commissioner Alif. Just for the record, I wasn't
9 here for the workshop, but I do follow up on issues
10 that happened. I am totally aware of that. I have
11 spoken to two or three individuals in RAD that have
12 informed me of that matter so I have asked the E.D.
13 to give us a full report. Danny is not here from
14 RAD, but we expect that report no later than Monday,
15 Director, and with that said if no more comments --

16 COMMISSIONER COUNCIL: I do want to
17 follow up on the customer service training that was
18 supposed to offer in that amount and the number of
19 people that they terminated from the City of Newark
20 that was contractual for a fact. I want to have
21 that information provided as well as updated
22 information on where we are with recertifications,

23 the exact number of all recertifications based on
24 how far we caught up and new certifications of where
25 we are.

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1 CHAIRPERSON GONZALEZ: Thank you.

2 Duly noted, Director. Can you please make sure he's
3 responded to by Monday as well?

4 MR. FOSTER: Yes.

5 COMMISSIONER MUHAMMAD: Madam Chair,
6 she did say she had thirty-two hundred and then two
7 thousand.

8 CHAIRPERSON GONZALEZ: We want that in
9 writing.

10 COMMISSIONER COUNCIL: Foster said
11 that.

12 COMMISSIONER MUHAMMAD: One minute. I
13 want to go home too. I want to eat and I only eat
14 once a day. I want to give them their props that
15 they did a thorough job of those three thousand and
16 they promised us by December they are going to be
17 up-to-date. I want people to understand I want to
18 give you props because when you do the wrong thing I
19 jump on it, but props. That is all I just wanted to
20 say that and put on the record that a third -- that

21 she said it to me that a third of it has been done.

22 CHAIRPERSON GONZALEZ: Okay, thank
23 you. I know that was said for the record. I want
24 that in writing and now I am entertaining a motion
25 to end this meeting.

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1 COMMISSIONER COUNCIL: Motion to
2 adjourn.

3 COMMISSIONER HAQQ: Second.

4 MR. FOSTER: Commissioner Washington.

5 COMMISSIONER WASHINGTON: Yes.

6 MR. FOSTER: Commissioner Council.

7 COMMISSIONER COUNCIL: Yes.

8 MR. FOSTER: Commissioner Haqq.

9 COMMISSIONER HAQQ: Yes.

10 MR. FOSTER: Commissioner Muhammad.

11 COMMISSIONER MUHAMMAD: Yes.

12 MR. FOSTER: Commissioner Logan.

13 COMMISSIONER LOGAN: Yes.

14 MR. FOSTER: Chairperson Gonzalez.

15 CHAIRPERSON GONZALEZ: Yes.

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17 (Whereupon, the proceedings were

18 concluded at 7:15 p.m.)

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1 C E R T I F I C A T E

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3 I, ANTHONY HOFMANN, a Certified Court
4 Reporter, and Notary Public within and for the State
5 of New Jersey, certify that the foregoing is a true
6 and accurate transcript of the stenographic notes of
7 said witness(es) who were first duly sworn by me, on
8 the date and place hereinbefore set forth.

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ANTHONY HOFMANN, C.C.R.
LICENSE NO. XI01854

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