

HOUSING AUTHORITY OF THE CITY OF CAMDEN

VIRTUAL REGULAR MEETING OF THE BOARD OF COMMISSIONERS

WEDNESDAY, OCTOBER 20, 2021

The Board of Commissioners of the Housing Authority of the City of Camden (HACC) met for a Virtual Regular Meeting on Wednesday, October 20, 2021, at 5:30 PM, E.S.T.

Commissioner Deborah Person-Polk welcomed everyone to the meeting. Mr. Chuck Valentine began the meeting with an invocation and a Pledge of Allegiance to the flag.

Those present were as follows:

Present: Commissioner Nohemi Soria-Perez
Commissioner Cameron Hudson
Commissioner Alan Miller
Commissioner Deborah Person-Polk

In Attendance: Victor D. Figueroa, Executive Director
Cristal Holmes-Bowie, Esq., of Michael A. Armstrong & Associates, LLC
Sadyhe Bradley, General Counsel
Charles Valentine, Director of Modernization
Edith Pagan, Director of Resident Initiatives
Melody Johnson-Williams, Director of HCV Program
Wanda Riley, Asset Manager
Dwayne Tucker, Interim Finance Director
William Spearman, Operations Manager
Jasmine Kee, Purchasing Specialist
John Kostyal, Human Resources Manager
Rosie Feliciano-Brown, Asst. to the Executive Director
Nathyya Soto, Executive Secretary
Dorixe De Jesus, Executive Secretary Assistant
Lisa Richardson, Staff Attorney
Lakita Frederick, Property Manager (Senior High-rise)
Geraldine Taylor, Property Manager (Ablett Village)
Leslie Fisher, Management Assistant
Melissa Ruiz, Assistant Property Manager (Senior High-rise)
Linda Medina, Property Manager (Baldwin's Run – Penrose)
Damita Holmes, Assistant Community Manager (RM 5 – Michaels)
Rhonda Wardlow-Hurley
Carol Brummell
Theo Spencer
Natasha Moore
Lauren Hinson
Vida Neal
April Saul

MEETING CALLED TO ORDER

Cristal Holmes-Bowie, Esq., of Michael A. Armstrong & Associates, LLC., stated that Virtual Regular Meeting of the Housing Authority of the City of Camden Board of Commissioners for Wednesday, October 20, 2021, was held in accordance with the Open Public Meetings Act. The notice requirements were satisfied. Notice was properly given in the Annual Notice which was in January 15, 2021, as well as in the common areas of the Housing Authority properties. The meeting was called to order.

Commissioner Person-Polk: Roll Call.

Mr. Figueroa:	Commissioner Person-Polk	Here
	Commissioner Soria-Perez	Here
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Present
	Commissioner Miller	Here

Mr. Figueroa stated that there was a quorum.

APPROVAL OF MINUTES

Commissioner Person-Polk asked for approval of the Minutes of the Regular Meeting held on Wednesday, September 15, 2021, and asked for any questions. As there were no questions, she asked for a motion.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Hudson
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Person-Polk	Yes

OLD BUSINESS

Resolution 21-59 – Dwayne Tucker, Finance Director. Resolution 21-59 is a resolution approving a transaction authorizing an expenditure of funds for a bonus for the Executive Director for the 2020/2021 calendar year, subject to appropriations and authorizing the Executive Director, or his designee, to execute documents and do all things necessary to effectuate the transaction(s).

Commissioner Person-Polk asked for questions from the public. Mr. Victor Figueroa explained to electronically raise their hand to present questions. Commissioner Person-Polk asked participants to state their name and address for the record.

Ms. Lola Moore, 644 Clinton Street, Camden, New Jersey, asked for the salary and percentage of the bonus for the Executive Director. Mr. Tucker gave an approximate figure of \$155,000. Ms. Moore stated that the Internet stated \$160,000 in 2018. Commissioner Person-Polk stated it was in his contract. Mr. Tucker stated the bonus was under 2% of his annual salary. Mr. Figueroa stated that his salary was currently \$174,000 a year. Said it was \$168,000 with an annual COLA increase along with the staff. Ms. Moore stated that HACC doesn't control all of the Housing Authority's properties, that Michael's Development Corporation and Pennrose and other organizations are managing the facilities. Ms. Holmes-Bowie pointed out that Resolution 21-59 stated the one-time bonus was \$2,000. Ms. Moore thanked her for the information.

Ms. Vida Neil Rosiji, 1096 Lakeshore Drive, Camden, New Jersey 08104, asked if they took in consideration that the job title and work responsibility had diminished. Complained about paying \$175,000 during the pandemic when they're not readily available for the community to talk to them about issues of homelessness, management not doing their jobs - Pennrose, Michael's, etc. She said the elderly were suffering from a lack of maintenance. She asked what the reason was for the increase and for a way to contact the Commissioners when needed.

Commissioner Miller had a concern about the potential diminishment of jobs. An evaluation has been provided with responsibilities and the duties performed were ranked. His concern was that a committee be formed to redo the evaluation tool and put in a process that allows an Executive Director to address the accomplishments of that Executive Director on each and every line of the evaluation tool because during the pandemic it's really hard to evaluate some of the performances and the accomplishments and doing this in a vacuum.

Commissioner Person-Polk stated that the tool currently used was based on HUD's requirements for an ED. Always room for improvement, but it wasn't put together arbitrarily.

Commissioner Person-Polk asked to entertain a motion to accept Resolution 21-59.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Hudson
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	No
	Commissioner Person-Polk	Yes

Ms. Holmes-Bowie stated that the Motion failed.

Commissioner Person-Polk asked for the Executive Director's Report for September 20, 2021.

EXECUTIVE DIRECTOR'S REPORT

Mr. Figueroa stated that they had the Executive Director's Report, but he wanted to add some extra things. The Rutgers School of Nursing had started to assist the Watson Street Assisted Living Program to help improve and grow the program. A few more items need to be taken under consideration based on the contract, and so they're working towards that.

Leslie Fisher has passed the examination for HCB and public house rent collection and second examination passed. Also, Ellen Nock took the Nan McKay examination for RAD PBV specialists, and she passed that certification. So, congratulations to both of them. For those who have not passed, he encouraged them to retake the exam.

He mentioned three shootings at Chelton Terrace in the previous three weeks, and on September 19th had a meeting with the police department, with Mayor Carstarphen, Councilman Collins, the Ingerman Management group, and run by the Chelton Terrace Resident Board. He congratulated and thanked Carol Brummell for running a tight meeting and getting things resolved. Thanked his team also for assisting, getting a few things accomplished, and looking forward to getting things in place to prevent violent activities.

The Housing Authority and individual staff have participated in the Mayor's cleanups at parks and neighborhoods in the city and thanked staff for assisting with that. Great turnout for cleaning the streets and helping out in the neighborhood.

He expressed condolences to the family of Felicita Santana, a staff member of the Housing Authority. Also, condolences to the family of Ms. Elizabeth Clark, a long time President of the Resident Association at Kennedy Tower. She had been a strong advocate on behalf of her residents. Also, to Tracy Pitts for losing her son, a member of the Success Learning Academy. Condolences to her and her family and to keep them in your prayers.

He announced the retirement of Melvin Gibson. Said they called him Mel Gibson, not the actor, but the guru they've had here. He will be missed, but he wished him well in his new endeavors, retiring effective October 22. The 2020 audit came back clean, no findings, no observations, and it took a team effort especially thanks to Melvin Gibson who was a spearhead of that effort in getting a clean audit. He thanked him for that and wished him a happy retirement.

Commissioner Person-Polk commented on Mr. Figueroa's performance and that she voted yes for the bonus because of all the work that he does all year long. And there was not any diminished workload but increased with all the programs and things going on. She wasn't pleased with the vote, and she wanted to say it publicly and, on the record, because he deserved it during the pandemic. She asked for an update on all the residents that had to be moved out of Mickle Towers.

Mr. Figueroa stated there was a resident-caused flooding due to the breaking of a sprinkler head at Mickle Tower, 7th floor, three weeks ago. They moved residents in phases according to their floors. It affected all the lower floors. Four floors have been taken care of, and it's now the final phase of repairs. So, about another week or so till the very cooperative 10 residents will move from the Crown Plaza into their newly refurbished units.

PPP loan letter. For the record, they had to submit a letter to all Housing Choice Voucher participants due to the Payroll Protection Program loans that were given out. A letter was sent out to the residents that they report any income based on those small businesses. It's a loan provided by the SBA, a federal entity. Any unreported income will count against the residents, so they wanted to make sure that all residents report any income to the Section 8 office. They will be sending out a similar letter as well to public housing, but people are coming in and reporting their income to the Section 8 program. The loan itself is not considered income, but they do own a business if they got this loan. This listing was provided to the commissioners, released by the SBA, the Small Business Administration, to the public, hence the letter. To qualify for this loan, the individual must own a business. We have nothing to do with this loan, not concerned with who got the loan. They're just concerned about underreported income.

HACC did not calculate the PPP loan as income but calculates all net income received by the individual or the family from their business. Requirements of the Housing Choice Voucher program include that a Housing Choice participant must report all income in their household. The Code of Federal Regulation, the CFR 5.509 (v2), stated that annual income is the net income which includes but is not limited to the net income from the operation of a business or profession. The next CFR indicates that families are required to report all increases in earned income within ten business days. It's mailed to all participants.

Note: A vote was held later in the meeting about accepting the previous Executive Director's Report from September 2021.

NEW BUSINESS

RESOLUTIONS

Resolution 21-62 – John Kostyal, Human Resources Manager for the HACC. This resolution authorizes the temporary change to Section 400, Subsection 402 Vacation Time of the Housing Authority of City of Camden's Human Resource Personnel Policy, which was approved on June 15, 2011, and authorizing the Executive Director to do all things necessary to effectuate the temporary change.

Whereas the Housing Authority of the City of Camden requires the automatic conversion of unused excess annual leave to convert to sick leave, as indicated in Section 400, Subsection 402 Vacation Time.

Whereas the Housing Authority granted a waiver of the annual leave time conversion for one year which was passed in a resolution last year, and the Housing Authority recommends another waiver of the annual leave time conversion to sick time for one year as employees have been largely unable to use their accrued vacation time during 2020 and 2021 because of COVID-19 travel restrictions and other related hardships.

Whereas this waiver would allow an employee to have up to four (4) years of annual time, rather than the current three-year maximum on the books through 2021, through 2022 before remaining balance converts to sick time on January 1, 2023.

Commissioner Person-Polk asked for questions from the public. Mr. Figueroa sees one question, Ms. Vida Neil Rosiji. No response. A second question from Mr. Theo Spencer.

Mr. Theo Spencer, 1382 Haddon Avenue, Camden, New Jersey – asked what was the difference between regular vacation time and sick time? Mr. Kostyal stated that sick time is a set amount. The vacation time is accrued based upon the years of service to the Housing Authority, with a cap on vacation time that can be carried over, and that's the reason for this proposal. The sick time can accrue also but has a limitation on its payout when a person retires.

Mr. Spencer stated that they're giving people extra time to use this vacation time before it accrues to sick time because people couldn't travel, etc. But vacation doesn't specifically require that you have to travel, so he asked why people are getting this extra allowance. Vacation time is really time for you to not work, and he didn't see why being in a pandemic versus not being in a pandemic affects that. Mr. Kostyal stated that they're not in a position to determine or require anyone utilize their accrued and benefit time in any specific manner. That is the choice of the employee, whether there be a pandemic or not. But because people did have travel restrictions, they were unable to use a lot of that time.

Mr. Spencer stated that you don't have to travel during that time; it's really time to not be at work. So, because you couldn't fly should not affect you taking vacation time in a certain period of time. Because I couldn't fly to Europe or wherever, I've got to be able to recoup that time in some way. And I'm just not familiar with vacation time working that way. Vacation time is for you not to be physically available at work; and just because you can't travel doesn't necessarily mean you can't use the time. Mr. Kostyal stated it's not solely based on not being able to travel. That's one of the parameters that we're able to present it as but not the sole issue. What we're trying to afford is so that the employee does not lose the ability to take their vacation time as they so choose before it gets converted to sick time.

Commissioner Person-Polk asked for further questions from the public or commissioners.

Vida Neil Rosiji, 1096 Lakeshore Drive, Camden, New Jersey. She had a concern about the PPP loan. Commissioner Person-Polk stated that was the previous resolution and that she could address her concerns under the Public Participation section.

Commissioner Miller stated that a Board of Commissioners in 2011 created a policy which allowed vacation time to be converted to sick time. He asked for a simple explanation using a sample three-weeks-a-year vacation. Mr. Kostyal explained that with the resolution that was passed last year, allowing three years' worth of accumulation time, a total of nine weeks, that would still be there because it would not have converted from the normal policy of only allowing two years, which would be your six weeks. You could get up to a total of 12 weeks without converting to sick time. Commissioner Miller stated that the State of New Jersey allowed its employees in 2020 a six-month extension on whatever vacation they had. They took that back this year, and you can only carry over your regular allotment.

Commissioner Person-Polk asked to entertain a motion to accept Resolution 21-62.

- 1) Motion – Commissioner Hudson
- 2) Seconded – Commissioner Soria-Perez
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	No (not support staff or staffing issues)
	Commissioner Person-Polk	Yes

Ms. Holmes-Bowie stated that the Motion failed.

Resolution 21-63 – Mr. Figueroa stated that this was a resolution to go into Closed Session.

Commissioner Person-Polk asked for a roll call.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Hudson
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Person-Polk	Yes

Mr. Figueroa stated going into Closed Session at 6:22 PM.

CLOSED SESSION

Commissioner Person-Polk asked to entertain a motion to come out of Close.

- 1) Motion – Commissioner Hudson
- 2) Seconded – Commissioner Soria-Perez
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Person-Polk	Yes

OPEN SESSION

Resolution 21-64 – Dwayne Tucker, Finance Director. Resolution 21-64 is a resolution approving the Housing Authority of the City of Camden payment registers for the month of September 2021.

Commissioner Person-Polk asked if there were any questions from the public. Mr. Figueroa stated they had, Miss Neil. She was told by Commissioner Person-Polk there were still four more resolutions and then it would be the Public Participation time.

Commissioner Person-Polk asked if there were any questions on Resolution 21-64 from the public. Mr. Figueroa stated there was one hand raised, Mr. Theo Spencer.

Mr. Theo Spencer, 1382 Haddon Avenue, Camden, New Jersey, stated that when you went into and out of Closed Session, he didn't understand the general topic that was discussed. Commissioner Person-Polk stated that the resolutions that are being presented now were discussed in Closed Session one-by-one from the Agenda.

Commissioner Person-Polk asked if there were any questions on Resolution 21-64 or any questions from the commissioners?

Mr. Figueroa stated none from the public.
Entertain a Motion to accept Resolution 21-64.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Hudson
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Person-Polk	Yes

Resolution 21-65 – Jasmine Kee, Purchasing Specialist for the Housing Authority of the City of Camden. Resolution 21-65 is a resolution authorizing the Housing Authority of the City of Camden to enter into a cooperative pricing agreement with the Camden County Educational Services Commission and authorizing the Executive Director, or his designee, to execute documents and to do all things necessary to effectuate the transaction(s).

Commissioner Person-Polk asked if there were any questions on Resolution 21-65 from the public? Mr. Figueroa stated none from the public. Commissioner Person-Polk asked if there were any questions from the commissioners?

Commissioner Miller asked for an explanation about what the scope of this resolution will entail to the Housing Authority in terms of goods and services that they may be able to receive.

Ms. Kee stated that the goods and services for this resolution are going to include, but not limited to, general construction, repairs, carpentry, and moving and decommissioning services. She stated

that she believed they service schools in Camden County. Commissioner Person-Polk stated that they do substitutes, nursing, teachers – like a clearing house. Ms. Kee stated that their services have not been used before.

Entertain a Motion to accept Resolution 21-65.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Hudson
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Person-Polk	Yes

Resolution 21-66 – Jasmine Kee, Purchasing Specialist for the Housing Authority of the City of Camden. Resolution 21-66 is a resolution authorizing a contract between the Housing Authority of the City of Camden and Errol Shorter & Associates to provide Technical Assistance Consulting services for the Choice Neighborhood Implementation (CNI grant program) authorizing an expenditure of funds in an amount not to exceed \$17,000 and authorizing the Executive Director, or his designee, to execute documents and to do all things necessary to effectuate the transaction(s).

Commissioner Person-Polk asked if there were any questions from the public on Resolution 21-66. Mr. Figueroa stated there were no questions from the public, no electronically raised hands.

Commissioner Person-Polk asked if there were any questions from the commissioners?

Mr. Miller asked who Mr. Shorter would be reporting to. Ms. Kee stated Edith Pagan, the Director of Social Services. Mr. Miller asked if these services were mandated and necessary to the HUD Choice Neighborhood Implementation grant received?

Ms. Pagan stated that they are required by HUD to submit a plan and follow a scheduled timeline that has to be met. She stated that this must be submitted by February 25, in addition to putting a team together and doing a hiring process, in addition to assessments being done. So, it's a requirement by HUD for us to submit a plan, and his technical assistance would be very much needed.

Mr. Miller asked for monthly updates in November, December, and January as to how the plan was going so the commissioners are assured that they will meet that end of February date. Ms. Pagan assured that she could do that.

Commissioner Person-Polk entertained a Motion to accept Resolution 21-66.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Hudson
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Person-Polk	Yes

Resolution 21-67 – Mr. Chuck Valentine stated that this resolution authorizes the Executive Director to execute and deliver all closing documents pertaining to the Cramer Hill Family Urban Renewal LLC, which is a Rental Assistance Demonstration and Choice Neighborhoods Initiative transaction and authorizing the Executive Director, or his designee, to take such actions as the Executive Director deems necessary to carry out this resolution and closing.

He stated that we received a \$35 million Choice grant in May 2021, and that they were being aggressive in the rental phases. He stated this was the first one that they wanted to close in December and start construction in January. It was for 75 units, 68 of which will be replacement housing. Seven are market rate, and it'll be a \$20+ million phase, and they're only using \$2.8 million of Choice funds because the others were third party sources raised.

Commissioner Person-Polk asked if there were any questions on Resolution 21-67 from the public.

Ms. Vida Neil Rosiji, 1096 Lakeshore Drive, Camden, New Jersey 08104 stated that the housing was not going to be low income. Commissioner Person-Polk stated that only 7 units out of the 68 were going to be market rate. She asked if the Housing Authority was still low income, and Commissioner Person-Polk stated that it was still low income.

Mr. Figueroa stated no further questions from the public. Commissioner Person-Polk asked if there were any questions from the commissioners.

Commissioner Miller questioned that this was only for the first phase of the development, correct? Mr. Valentine stated yes and that of the four phases of development; this is the first one. It's offsite, about four or five blocks from Ablett Village development in Cramer Hill just behind the Vets Family Elementary School. Commissioner Miller stated that under \$2.8 million is coming out of grant, and the rest of the money was third party sourced between HMFA, construction loans, and other funding sources. Mr. Valentine stated, "Correct, just tax credit equity alone is \$13.8 million."

Commissioner Soria-Perez thanked the staff for all of their work to make sure that we secured this grant and for moving diligently to get this into the first phase. Ablett Village was built in the '40s, and our residents deserve quality and safe housing.

Entertain a Motion to accept Resolution 21-67.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Hudson
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes (Thanked Tracy Powell)
	Commissioner Miller	Yes
	Commissioner Person-Polk	Yes

Mr. Figueroa stated that there had not been a vote on the Executive Director's Report. Commissioner Person-Polk asked for a motion to accept the Executive Director's Report for September 2021.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Hudson
- 3) Moved and seconded. Roll Call:

Mr. Figueroa :	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Person-Polk	Yes

REGULAR SESSION – PERSONNEL ACTIONS

John Kostyal, Human Resources Manager for the Housing Authority with two personnel matters for this month. It was proposed that the selected candidate be appointed to the position of Housing Specialist for the Housing Authority Housing Choice Voucher Department on a full-time basis at an hourly rate of \$17.03. This appointment is to fill a vacant position. The selected candidate was hired on September 7, 2021, subject to ratification by the Housing Authority Board of Commissioners.

The second item proposed was that the selected candidate be appointed to the position of Financial Management Assistant for the Housing Authority Finance Department on a full-time basis at an annual salary rate of \$44,000. This appointment is to fill a new position. The selected candidate was hired on June 3, 2021, subject to ratification by the Housing Authority Board of Commissioners.

Commissioner Miller asked for the responsibilities of the Financial Management Assistant since it's a new position. Mr. Kostyal stated that the position was in the Finance Department, which is a limited staff department. The job's primary responsibilities were to participate in routine and specialized projects that involve all aspects of the Housing Authority's Finance Department. The assistant will report directly to the Director of Finance, and this person must have experience with leading outcome-driven initiatives and an in-depth understanding of business accounting and financial practices.

Commissioner Miller asked if that department was losing an employee, and this is to fulfill a role. Mr. Kostyal said they received the retirement notice of Melvin Gibson, the General Accounts Manager over the whole Finance Department; and this position will be hand in hand with that and be able to pick up some of the slack in the meantime.

Seeing no questions, Commissioner Person-Polk asked for a motion to accept the Housing Specialist for the Housing Choice Voucher Department and the Financial Management Assistant for the Finance Department. Commissioner Person-Polk asked for a motion to accept both positions.

- 1) Motion – Commissioner Hudson
- 2) Seconded – Commissioner Soria-Perez
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Person-Polk	Yes

PUBLIC PARTICIPATION

Commissioner Person-Polk stated that the meeting was open to Public Participation. Mr. Figueroa stated that each participant has 3 minutes, reserving the right to respond in writing.

Ms. Vida Neil Rosiji, 1096 Lakeshore Drive, Camden, New Jersey 08104, stated she came on the board meeting because of her interest in children being made homeless. And with the PPP – she got a copy of the letter and what you passed out to residents that live within your confines – she believes that some people were under the wrong impression when they got this PPP knowledge, and that some people thought it was to create a business.

But she thought it would be feasible for the Housing Authority to work with these young ladies because these are parents. When you talk about parents becoming homeless with children, she gets involved. She believes that the community, Black and Latino, this was the crack that was sent to our community. She knows that a loan is not considered income; it has to be paid back, but now you guys were going after the business aspect of it.

She asked this board to give these ladies a chance to get their business plan together, and you asked for tax information that is not available on a PPP. Most of the PPPs were obtained this summer, and the tax information is not readily available. She stated that commissioners were supposed to represent the interests of the community and no outside entities and thought that you need to come up with a plan to assist these single mothers with children and not throw them out.

She thanked Victor and Ms. Polk for giving an opportunity for the Project Read program to exist within the Branches. She also urged the board to make Michael's, Pennrose, and other developers and management companies responsible for what's going on in the senior homes, especially the Branches with children running in and out, urinating, having sex in the laundry room, messing

with the seniors; and the doors may be the problem. She asked the board to take time and do an investigation of the Branches and clean that up for the elderly. Thank you.

Mr. Theo Spencer, 1382 Haddon Avenue, Camden, New Jersey. His question was about the PPP loans. He asked how many letters were sent to residents that they were in jeopardy of losing their public housing? He said that they got information based on a list of people that had received the loans, but did they verify whether people actually received the money? What verification was done? Also, he did an independent search of Camden people that had received that loan, and many of the people received those loans from an origination source of one of three financial institutions; and a lot of them seem to be targeted towards the public housing in Camden. Was any consideration given to the fact that public housing residents or people with Section 8 vouchers were targeted for these loans?

Mr. Figueroa stated that Mr. Spencer's were duly noted, and they will reply in writing. Commissioner Person-Polk agreed to respond in writing to give accurate information. Mr. Spencer recapped his questions. How many people on Section 8 vouchers or the Housing vouchers actually received that correspondence about the loans? How did you determine whether people actually received the money, because people got approved for money but didn't necessarily collect it? Was any consideration given to people in public housing being targeted for those loans since many people got those loans from one of three sources, at least from what he could see in the public records of who got those loans?

Ms. Lauren Hinson, no address. She stated that she had been evicted last year from Housing Authority, and recently she spoke to Victor, a few other people within Housing, and she had repaid back the back rent. Asked about the emergency housing vouchers or if someone was going to reach out to her? Mr. Figueroa stated they would respond in writing by her email address.

Ms. Lola Moore stated that she needed a place to stay with six kids and cold weather coming. Ms. Polk and Mr. Figueroa were aware of the situation because they've been in communication, and it was time to stop dragging your feet. She never had a fair hearing and was wrongfully evicted. She spoke to Ms. Polk about it, her daughter has spoken about it, and I know she's made attempts to try to help. But it's a desperate situation. Commissioner Person-Polk said they are working on it, and they do understand. Ms. Moore stated that her and her daughter have paid out of pocket to try to help, paying what was said was back rent that she owed. She was in contact with Michael's Development. Mr. Figueroa stated that it was being worked on.

Ms. Vida Neil Rosiji asked for the balance of her time. She stated that Michael's management needed to develop a written plan for people that are living with elderly people and the elderly person passes away. They shouldn't be going to that person's house and tell them they have 24 hours to move out. She recently helped a young man whose grandmother died, and within three hours of the grandmother dying, they wanted him out the next day. A bereavement plan was needed, and she urged the board for the community to intervene with Michael's development. And this young lady who needs housing, her children, getting cold outside, and if we don't do for our community, I say to you commissioners then why are you here representing this board? She commented that most were not commenting on these issues and that she had to interject herself in the meetings more often for the community. She said once again thank you for having her, have a blessed day, and do the right thing for our people.

Commissioner Person-Polk asked to entertain a Motion to Adjourn.

Entertain a Motion to Adjourn.

- 1) Motion – Commissioner Soria-Perez
- 2) Seconded – Commissioner Hudson
- 3) Moved and seconded. Roll Call:

Mr. Figueroa:	Commissioner Soria-Perez	Yes
	Commissioner Keys Frazier	Absent
	Commissioner Hudson	Yes
	Commissioner Miller	Yes
	Commissioner Person-Polk	Yes

ADJOURNMENT: 7:23 PM

Attested to this 20th day of October 2021.

ATTEST:

Victor D. Figueroa
Executive Director

APPROVAL:

Deborah Person-Polk, Chairwoman
Board of Commissioners