

MINUTES OF THE
HOLLYWOOD HOUSING AUTHORITY
HELD SEPTEMBER 26, 2019
AT THE HOLLYWOOD HOUSING AUTHORITY OFFICE

Present: Mr. Lloyd Edelstein, Chairman
Mr. David Dweck, Vice Chairman
Ms Carolyn Pitter, Commissioner
Mr. Jared Anton, Commissioner
Ms Maria Diaz, Commissioner

Also Present: Mr. Tim Schwartz, Executive Director – Hollywood Housing Authority
Mr. Tony Urrutia – Recording Secretary
Ms Taymir Sempe – Hollywood Housing Authority

Meeting was called to order at 4:00 PM and roll was called.

This is a continuation of the September 19, 2019 board meeting.

RESOLUTIONS AND COMMUNICATIONS

Mr. Edelstein mentioned that he had spoken with Ms Itzler and asked her to update the Hollywood First Choice bylaws. Mr. Edelstein asked Tim to give an overview of the Annual and 5 Year Plan (Resolution 433). Tim explained that HUD wants housing authorities to have a vision for the future of their housing authority and also pointed out that plans can be amended as changes arise. Tim also explained how HUD is attempting to get Housing Authorities to convert to Rental Assistance Demonstration (RAD). Mr. Anton made a Motion that the Annual and 5 Year Plan be approved, seconded by Mr. Dweck. A vote was held and all the board members agreed.

Mr. Edelstein then inquired to Tim about the Resident Advisory Board (RAB) comments pertaining to the Annual and 5 Year plan. Mr. Edelstein wanted to know how we were going to address the concerns of the residents of Driftwood Terrace. Tim explained that we already have 12 security cameras installed at Driftwood Terrace. We have additional cameras already placed at our Apollo Terrace property as well. Tim assured the board that he is taking further proactive steps to address the security concerns by installing additional security cameras at Apollo Terrace in 2020 since this is when the HHA will receive additional monies from HUD. Mr. Dweck suggested that the cameras have a 1080 (HD) resolution capacity.

Fair Market Rates (Resolution 434) was discussed at which point Ms. Sempe discussed the details of how the Fair Market Rates are established by HUD. Mr. Anton made a motion to pass this resolution which was then seconded by Ms Diaz. A vote was held and all the board members agreed. Ms Sempe stated that effective October 1, 2019 the payment standard increased and we do fall under the Small Area Fair Market guidelines which directs the Housing Authority to have payment standards dependent on which zip code families rent in. Mr. Edelstein asked whether increased payment standards will cause the families to pay a higher portion of the total rent. Ms Sempe answered that the majority of the time the Housing Authority will pay a higher portion of the total rent so as to not financially burden the families we assist on our program. Mr. Anton made a motion to approve Resolution 434, all the board members agreed to approve Resolution 434.

Mr. Dweck made a motion to approve Resolution 435 request to the HUD SAC office. Ms Diaz seconded the Resolution. Resolution 435 is intended to ask the HUD SAC office to extend the ground lease at Gardens at Driftwood from a period of 65 years to 99 years. Mr. Edelstein expressed concern over the mounting legal bills that the housing authority is incurring from the ongoing efforts to see if the HUD SAC office would be willing to extend the ground lease term. Mr. Schwartz explained to the board that we are not under any specific time

limit to submit the request to the HUD SAC office. Mr. Anton then requested to table this issue to the next board meeting. Mr. Dweck seconded the motion to table this issue to the next board meeting. Mr. Schwartz then explained how he was going to speak with Ms. Korb to prepare a letter which would then be submitted to the HUD SAC office asking for the extension of the ground lease. The entire board was in agreement to table Resolution 435.

A motion was made by Mr. Anton to adjourn the meeting, seconded by Ms Pitter.

The board meeting was adjourned at 4:58 P.M.

Respectfully submitted,

Tim Schwartz
Executive Director

Lloyd Edelstein
Chairman