

**MINUTES OF THE  
HOLLYWOOD HOUSING AUTHORITY  
HELD  
SEPTEMBER 15, 2011  
AT THE HOLLYWOOD HOUSING AUTHORITY OFFICE**

**Present:** Mr. Martin Schlosberg, Chairman  
Mr. Lloyd Edelstein, Vice Chairman  
Ms Debra McGowan, Commissioner  
Mr. Gerald Cowen, Commissioner

**Also Present:** Ms Ellen Itzler of Itzler & Itzler  
Mr. Tim Schwartz, Executive Director – Hollywood Housing Authority  
Ms Kathy Chopard, Recording Secretary

The Board Meeting was called to order at 5:10PM and roll was called.

A motion was made by Ms McGowan, seconded by Mr. Cowen approving the Agenda for this meeting. Roll call vote was unanimous.

A motion was made by Mr. Edelstein, seconded by Mr. Cowen approving the minutes of the August 18, 2011 Board Meeting. Roll call vote was unanimous.

**RESOLUTION AND COMMUNICATION**

**Resolution #367 – Approval of Addendum to By-Laws -** Ms Itzler asked that this Resolution be deferred another month. Ms Itzler stated that she has made a great deal of progress in determining some issues that were raised by the Board and is working with the Attorney for the City of Hollywood along with the Hollywood City Clerk and both have been very helpful with some questions that she has had. A motion was made by Mr. Cowen seconded by Ms McGowan to defer this Resolution an additional month.

**Resolution #363 – Approval of Bed Bug Policy -** Ms Itzler stated that she had done more research regarding the Bed Bug Policy and she had obtained the HUD Guidelines for this policy and based on that has incorporated more provisions into the policy. The Board did receive a “redlined” copy of this policy which reflect these provisions. These modifications and tenant guidelines were presented to the Board by Ms Itzler. Mr. Schwartz explained that this issue can be better controlled in tiled units as opposed to carpeted units so it is now the policy of the Housing Authority to remove carpet and replace with tile flooring in those units that become available as tenants move out. He stated that there would be a meeting with all tenants to discuss this issue. Mr. Edelstein made a motion to approve this resolution, subject to change being made in regard to the material of the covering of the mattress to state either plastic or any other suitable material. Mr. Cowen seconded this motion. Roll call vote was unanimous.

Mr. Schwartz confirmed that he is making progress in obtaining a Resident Commissioner for the Board position. Mr. Schwartz stated that a background has been requested and that the Board will be able to meet him at the next Board meeting.

In regard to the Lease/Purchase Program Ms Itzler informed the Board that the Allen Street Loan Documents had been approved but not signed due to the fact that at the time of approval the tenant had not been selected and the Lease executed. This has now occurred. Ms Itzler has now learned from Mr. Grisby of Community Development (City of Hollywood) that guidelines concerning the Lease Purchase homes have been changed retroactively. The question that has now arisen is that if the current tenant in the respective homes fails to assume the property within the contracted three year span can the Housing Authority replace the renter with another eligible applicant? According to these new guidelines, Mr. Grisby states the Housing Authority will not be able to substitute a potential owner and the properties will become permanent rentals, therefore they will no longer have the status of Lease Purchase but only a permanent rental status. In the case of the Neighborhood Stabilization Program that would be fifteen years. This would make the Housing Authority obligated to either continue to own the house or sell it to another not-for-profit that would be appropriate to continue that restriction. Ms Itzler suggested not signing the Loan documents until this was resolved.

Ms Itzler reviewed the two remaining Lease Purchase Properties at this time. She stated that the property located at 5356 Wiley Street is due for turnover on July 12, 2012 and the properties located at 7161 Harding Street is due for turnover on October 7, 2012. Mr. Schwartz informed the Board that the tenant on Harding Street, Lily Lightbourne, had been having an employment problem and feels that there may be a problem with her taking over the house at her scheduled time.

The Board agreed not to sign the Loan Document until something is received in writing from the City of Hollywood regarding the obligation of the Housing Authority.

In regard to Lincoln Street Ms Itzler stated that the Development Budget is now being modified and that there has not been any information in regard to the Grant. Mr. Schwartz stated that one issue that has come up regarding Lincoln Street is the income eligibility of those tenants that were living at this address when the property was purchased. The Housing Authority was informed by the City of Hollywood those tenants incomes could not exceed 120% of the area median income. Mr. Schwartz stated that eight additional units

were rehabbed and there are now 15 units occupied of the total 29 units. He also stated that the Board should know by the October meeting if the grant that was applied for was awarded.

5:55PM – At this time Ellen Itzler left the meeting.

Mr. Schwartz asked that Resolution #370 be tabled for the next meeting.

Resolution #369 – Approval of Payment Standard for Section 8 - Mr. Schwartz asked that the payments standard be changed from 95% to 100% for October 1, 2011. Ms McGowan made a motion to approve this resolution, seconded by Mr. Edelstein. Roll call vote was unanimous.

**MONTHLY REPORTS**

There were no comments.

**SECRETARY/EXECUTIVE DIRECTOR REPORT**

There were no comments.

**COMMENTS FROM PUBLIC**

There were no comments.

**ADJOURNMENT**

Mr. Cowen made a motion seconded by Ms McGowan to adjourn this meeting which was passed without dissent at 6:15PM.

Respectfully submitted,

  
Tim Schwartz  
Executive Director

Approved:

  
Martin Schlosberg  
Chairman