Guttenberg Housing Authority Board of Commissioners

Open Public Meeting Agenda

May 4, 2026 at 5:00 p.m.
7005 Blvd East, Guttenberg, NJ

1. Call to Order
2. Reading of the Open Public Meetings Act Notice
3. Roll Call
4. Pledge of Allegiance
5. Executive Director's Report
6. Financial Report and Bill List
7. Approval of Minutes

   April 6, 2026 Board Meeting

8. Old Business

9. New Business

10. Resolutions

    -Resolution 2026-09- Resolution Approving Rental Assistance Demonstration Application to the US Department of Housing and Urban Development

11. Public Comment

12. Adjournment

(THE BOARD MAY CONVENE TO CLOSED SESSION DURING THE MEETING)

HOUSING AUTHORITY OF THE TOWN OF GUTTENBERG
MEETING MINUTES

This regular meeting of the Board of Commissioners was held on April 6, 2026, in person at 7005 Boulevard East, Guttenberg, NJ 07093. The meeting was opened at 5:04 p.m. and the Open Public Meetings Act Notice was recited.

Adequate notice of this Meeting of the Board of Commissioners of the Housing Authority of the Town of Guttenberg was given in accordance with Chapter 231 of the Laws of New Jersey by publishing the meeting date in the El Especialito and the Bergen Record, by posting the meeting date at the Guttenberg Town Hall, by posting the meeting date on the Bulletin Board at the main office of the Housing Authority at 6900 Broadway, Guttenberg, New Jersey 07093 and by posting the meeting date on the official website of the Housing Authority of the Town of Guttenberg.

A roll call of the Commissioners was taken.

COMMISSIONER	PRESENT	ABSENT
LINDA HABERMANN-WARD, CHAIR	X	
JOLENE MANTINEO, VICE CHAIR		X
DR. GONZALO PEREZ		X
LUZ TORRES	X	
JORGE DEARMAS	X	
JORGE GOMEZ	X	
MARISOL MONTANEZ		X

Also attending the meeting were Executive Director Ruddys E. Andrade and General Counsel, Francis J. Borin, Esq. of DeCotiis, FitzPatrick, Cole & Giblin, LLP.

PLEDGE OF ALLEGIANCE

EXECUTIVE DIRECTOR'S REPORT:

1. The Executive Director reported on the *NSPIRE* and *REAC* Inspection. Overall, it was a good inspection, The Authority is awaiting the report but expects good results.

2. The Executive Director reported that there will be no relocations related to the RAD (Rental Assistance Demonstration) conversion.

FINANCIAL REPORT / PAYMENT OF BILLS:

A motion was made to approve the Financial Report and to accept and pay all bills. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR		X			
JOLENE MANTINEO, VICE CHAIR					X

DR. GONZALO PEREZ					X
LUZ TORRES	1	X			
JORGE DEARMAS	2	X			
JORGE GOMEZ		X			
MARISOL MONTANEZ					X

The motion is adopted.

APPROVAL OF MINUTES:

A motion was made to approve the minutes of March 2, 2026, meeting of the Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR		X			
JOLENE MANTINEO, VICE CHAIR					X
DR. GONZALO PEREZ					X
LUZ TORRES	2	X			
JORGE DEARMAS		X			
JORGE GOMEZ	1	X			
MARISOL MONTANEZ					X

The motion is adopted.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

RESOLUTIONS:

Resolution 2026-1109 Authorizing the Award of a contract for General Counsel Services to DeCotiis Doyle, LLP effective May 1, 2026

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	1	X			
JOLENE MANTINEO, VICE CHAIR					X
DR. GONZALO PEREZ					X
LUZ TORRES	2	X			
JORGE DEARMAS				X	
JORGE GOMEZ		X			

MARISOL MONTANEZ		X			X

The motion is adopted.

PUBLIC COMMENT:

None.

EXECUTIVE SESSION:

A motion was made to go into Executive Session to discuss a matter of attorney-client privilege.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	2	X			
JOLENE MANTINEO, VICE CHAIR					X
DR. GONZALO PEREZ					X
LUZ TORRES	1	X			
JORGE DEARMAS		X			
JORGE GOMEZ		X			
MARISOL MONTANEZ					X

The Board returned from Executive Session at 5:24 p.m.

ADJOURNMENT:

A motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	1	X			
JOLENE MANTINEO, VICE CHAIR					X
DR. GONZALO PEREZ					X
LUZ TORRES		X			
JORGE DEARMAS		X			
JORGE GOMEZ	2				
MARISOL MONTANEZ					X

The meeting was adjourned at 5:25 p.m.

Ruddys E. Andrade, Executive Director/Secretary

Linda Habermann-Ward, Chairperson

RESOLUTION
of the
HOUSING AUTHORITY OF THE
TOWN OF GUTTENBERG

RESOLUTION #2026-09

RESOLUTION APPROVING AND AUTHORIZING THE SUBMISSION OF A RENTAL ASSISTANCE DEMOSTATION (RAD) APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Approval of RAD Application Submission)

Date Introduced: May 4, 2026 **Date Adopted: May 4, 2026**

WHEREAS, the U.S. Department of Housing & Urban Development have adopted the Rental Assistance Demonstration Program (RAD) and is currently accepting applications for RAD; and

WHEREAS, the RAD program converts existing public housing subsidies for the Operating Fund and Capital Fund under Section 9 of the Housing Act into Project Based Assistance (PBA) under Section 8 of the Housing Act; and

WHEREAS, HUD has published HUD Notice 2012-32 REV-3 which provides information on the RAD Program and guidance on application requirements and submission procedures; and

WHEREAS, the Guttenberg Housing Authority (GHA) has hired a consultant (Execu-Tech, Inc.) to review the feasibility of submitting a RAD application and to prepare the application; and

WHEREAS, the consultant has completed their feasibility study and has determined that the GHA should consider submitting an application due to potential increased funding levels and stability of funding sources; and

WHEREAS, the GHA is required to conduct 2 meetings with its residents prior to submitting their RAD application which have already been completed in order to receive, respond and act upon resident comments; NOW THEREFORE

BE IT RESOLVED by the Board of Commissioners of the Guttenberg Housing Authority that a RAD application for its public housing units is hereby approved for submission to HUD; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute and certify to the Board Approval Form on behalf of the GHA.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LIND HABERMANN-WARD, CHAIR		X			
JOLENE MANTINEO VICECHAJR					X
DR. GONZALO PEREZ		X			
JORGE GOMEZ		X			
JORGE DEARMAS	1	X			
LUZ TORRES	2	X			
BLANCA POPIEL		X			

Linda Habermann-Ward, Chairperson

Ruddys E. Andrade, Secretary