



# **The Housing Authority of Gloucester County**

REGULAR BOARD MEETING

*April 27, 2022*

**A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on Wednesday, March 27, 2022 beginning at 4:30 P.M.**

## **ROLL CALL:**

**The Secretary (Kimberly Gober) called the roll and the following answered "aye":**

- ✓ Chairman William W. Bain, Jr.
- ✓ 1<sup>st</sup> Vice Chairman Daniel Reed (Virtually)
- ✓ 2<sup>nd</sup> Vice Chairman John Giovannitti (Virtually)
- ✓ Commissioner Scott Kintzing
- ✓ Commissioner Brenden Garozzo (Virtually)

**And the following were absent:**

- ✓ Commissioner Frank Smith

**The Secretary notified the Solicitor that a quorum is present.**

**Also in attendance were:**

- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Paul Letizia, AHO Director
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Dana Trasferini, Administrative Aide (Virtually)
- ✓ Grace Seeney, Finance Director
- ✓ Michael Jezierski, Accountant (Virtually)

## **SOLICITOR:**

The Solicitor stated, "In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to notice of Regular Meeting, a copy of which has been made available to newspapers of general local public circulation, a copy of which has been made available to the Clerk of Gloucester County, and a copy of which has been posted publicly in accordance with the law."

## **PUBLIC PORTION:**

Agenda items only.

### **MOTION TO OPEN PUBLIC PORTION:**

MOTION: Commissioner Scott Kintzing

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

Seeing no members of the Public,

### **MOTION TO CLOSE PUBLIC PORTION:**

MOTION: 1<sup>st</sup> Vice Chairman Daniel Reed

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

## EXECUTIVE DIRECTOR REPORT:

- E.D. Gober informs the Board that GCHDC and SHDCGC will meet on May 25, 2022, at 4:00pm to update management agreements as requested by the NJPHA JIF. Also, there is MEL Elected Officials training, which is a component of the NJPHA JIF program. The philosophy of the NJPHA JIF is that the best way to reduce claim costs is to prevent claims, they supply training every two years. Along with the offered training they offer a \$100 credit up to \$500 for each participant that completes the training. E.D. Gober mentions that HAGC is subject to the HOBBS Act, which is a federal statute that makes it illegal for anyone to impede or affect interstate commerce “in any way or degree” by committing robbery or extortion, insurance does not cover any cost associated with this act, even if you are found innocent. E.D. Gober will confer with counsel and report to the Commissioner’s. A risk management component will also be added to the Director’s Report. E.D. Gober adds HAGC underwent an inspection conducted by J.A. Montgomery on March 15, 2022, the report yielded two items, first was items in front of an electrical panel and second was wooden boards on the porch of one of the scattered site houses, both items were corrected, and the inspection report was submitted containing the corrections.
- E.D. Gober indicates that HAGC and GHA will host booster shot clinics administered by the Gloucester County Health Department on site at our buildings.
- E.D. Gober and Administrative Assistant, Nelly Rojas will be attending the PHADA Conference in San Antonio, TX in May 2022.
- E.D. Gober notes in 2019 the Wynne Corporation was awarded 21 Project Based Vouchers proposed for an 84-unit project in West Deptford Township. Wynne Corporation did not receive the funding they originally applied for and have now changed their financing approach and are requesting the vouchers from HAGC. Wynne Corporation has provided E.D. Gober with a summary, E.D. Gober reviewed and has questions for them, E.D. Gober confer with counsel and come back to the Board with a recommendation. The project is proposed to be 84 units total, 21 units are reserved for households at or below 30% of the area median income to be set aside for veterans requiring supportive services. The supportive services are going to be provided by Soldier On, a national supportive services provider for Veterans. The remaining 63 units are reserved for households earning at or below 60% of the area median income, which is the LIHTC percentage.
- E.D. Gober reports the administrative fees that HUD provided for April are being prorated at 88%, previous years were 84%.
- E.D. Gober notes that contained in the Board Packets are construction progress photos for GHA’s Pennrose project, now named Village at Harmony Garden, and a flyer for the project provided by the developer. Pennrose will be handling the lease-up and HAGC will be handling the Project Based Vouchers.
- E.D. Gober indicates the Board Packets include a letter from HUD setting goals for Housing Authorities that indicates that by September 30, 2022, HUD wants to reach 98% of annual HAP budget authority and 100% by September 20, 2023. E.D. Gober indicates HAGC voucher holders are still having difficulties finding units and when units are found the landlords are charging higher rents that are unaffordable even with assistance.
- E.D. Gober informs that the Board Packets contain a letter from PHADA to HUD regarding making concessions to Housing Authorities concerning the policies the government established that are creating an accounts receivable problem and that the way the regulations are structured creates a problem with Housing Authorities PHAs submissions, particularly in the way HUD looks at a Housing Authorities financial statements and calculates their Operating subsidy. PHADA is asking HUD to adjust their regulatory framework for what Housing Authorities have endured that are beyond their control.

- E.D. Gober indicates Resolution 22-32 is regarding SharePoint. SharePoint is a cloud-based service that will replace the servers that host our shared files. It would replace our servers and would provide access and security backed by Microsoft.
- E.D. Gober and Solicitor, Jeffrey Daniels, Esq. indicate the HAGC was approached by Friends of Victory Lake (FVLA) where we have two 204-1 houses in the public housing program, regarding dam repair and maintenance in that area. FVLA attempted to assess fees to HAGC's properties regarding the dam. Counsel did an investigation of the titles and found it was not applicable to HAGC's properties. Solicitor, Jeffrey Daniels, Esq. indicates that FVLA is a homeowner's association that was setup to repair and maintain two dams. The association went through a reconstruction of one of the dams, Monroe Twp guaranteed the loan in case the association defaulted on the loan. If they did default on the loan Monroe Twp would simply assess the property owners through property taxation if necessary. FVLA sent letters to homeowners in the area that makeup the association, whether they are a voluntary member or not, along with the case law that establishes if you benefit from the lakes and the dam whether or not you choose to be a participant or utilize them, it still impacts the value of the involved properties and the courts held that those property owners have to contribute to the repair and maintenance of the dams. The courts pointed out the titles need to contain language that grants the property owners certain rights and privileges. FVLA stated they spot checked some of the titles and most came back with the rights and privileges provision and assumed it applied to everyone. However, if a homeowner wanted to be left out of the assessments related to the dam repairs and maintenance, that homeowner would have to conduct their own title search and prove to the attorney of FVLA that the rights and privileges provision isn't contained in their title. Counsel pulled the titles through a local title company for both properties back from the original titles from the original developer in 1940 and it was found those rights and privileges provisions were not contained in our deeds. HAGC's then counsel sent a letter proving such to FVLA's attorneys to stop collection efforts on the two properties.
- E.D. Gober advises that HUD issued a notice for those who have existing mainstream vouchers, that if a Housing Authority has existing vouchers, they are able to apply for more. Resolution 22-33 recommends that we apply for more mainstream vouchers. HAGC could receive up to 30 additional mainstream vouchers.
- E.D. Gober thanks the Commissioners for submitting their financial disclosures, Commissioner Scott Kintzing thanks Administrative Assistant, Nelly Rojas with coordinating the completion of the financial disclosures.
- E.D. Gober indicates HUD Secretary Marsha Fudge issued a directive to HUD staff indicating that within 3mos from the date of memorandum that HUD staff identify all existing HUD regulations, guidance and documents that may pose barriers to individuals with criminal backgrounds to update and make HUD programs as inclusive as possible.

**NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS**

**MOTION TO APPROVE THE REPORTS:**

MOTION: 2<sup>nd</sup> Vice Chairman John Giovannitti

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

**AGENDA:**

- A. Review and Action of Minutes – MARCH 2022
- B. Consider Interim Bill List, 22-04 Sections A, B, C, D
- C. Consider Bill List 22-04 Sections E, F, G, H
- D. Consider Ratification of GCHDC, Seniors, Shepherd's Farm, eMurphyg, Inc., PMURC, Inc. Sections A, B, C, D, E, F
- E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J

## **RESOLUTIONS**

22-31	CONSIDER RESOLUTION ESTABLISHING UPDATED PAYMENT STANDARDS FOR THE HOME TENANT-BASED RENTAL ASSISTANCE PROGRAM
22-32	CONSIDER RESOLUTION APPROVING CONTRACT FOR SHAREPOINT SOLUTION
22-33	CONSIDER RESOLUTION AUTHORIZING APPLICATION FOR MAINSTREAM VOUCHERS
22-34	EXECUTIVE SESSION - <b>TABLED</b>

### **MOTION TO APPROVE THE AGENDA ITEMS**

MOTION: 1<sup>st</sup> Vice Chairman Daniel Reed  
SECOND: Commissioner Scott Kintzing  
ALL IN FAVOR

## **COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:**

### **MOTION TO OPEN PUBLIC PORTION:**

MOTION: Commissioner Scott Kintzing  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

Seeing no members of the Public,

### **MOTION TO CLOSE PUBLIC PORTION:**

MOTION: Commissioner Scott Kintzing  
SECOND: 2<sup>nd</sup> Vice Chairman John Giovannitti  
ALL IN FAVOR

## **ADJOURNMENT:**

### **MOTION TO ADJOURN:**

MOTION: Commissioner Scott Kintzing  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

**Respectfully submitted,**



**Kimberly Gober, Secretary**

**Dated: APRIL 27, 2022**