

**THE HOUSING AUTHORITY OF  
GLOUCESTER COUNTY  
2026**




**JANUARY 28, 2026**

**4:30 PM**

**100 Pop Moylan Blvd, Deptford**

<b>Meeting called by William W Bain Jr., Chairman</b>	<b>Regular Commissioner Meeting</b>
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<b>Secretary: Kimberly Gober, Executive Director</b>	<b>Solicitor: James Pierson, Esq.</b>
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	<p><b><u>CONFERENCE CALL NUMBER FOR MEETING:</u></b></p> <p><b>856-930-7416</b></p> <p><b>ID 202 249 937#</b></p>
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<b>1</b>	<b>CHAIRMAN</b>	<b>CALL THE MEETING TO ORDER</b>
<b>2</b>	<b>SECRETARY</b>	<b>ROLL CALL ANNOUNCE QUORUM</b>
<b>3</b>	<b>SOLICITOR</b>	<p><b>SOLICITOR ANNOUNCEMENT:</b></p> <p>“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.”</p>
<b>4</b>	<b>CHAIRMAN</b>	<b>PUBLIC PORTION – AGENDA ITEMS ONLY</b>
<b>5</b>	<b>SECRETARY</b>	<p><b>ACTION ITEMS:</b></p> <p>A. Review and Action of Minutes – DECEMBER 2025</p> <p>B. Consider Interim Bill List, 26-01 Sections A, B, C, D, E</p> <p>C. Consider Bill List 26-01 Sections F, G</p> <p>D. Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. and Sections A, B, C, D, E, F, G, H, I</p> <p>E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections J, K, L, M</p>
<b>6</b>	<b>SECRETARY</b>	<p><b>1. <u>CORRESPONDENCE:</u></b></p> <ul style="list-style-type: none"> <li>❖ HAGC’S RESIDENT NEWSLETTER</li> <li>❖ HUD OFFICE OF MULTIFAMILY ASSET MANAGEMENT - HOTMA COMPLIANCE DATE EXTENDED TO JANUARY 1</li> <li>❖ HUD - PHA LETTER ON CITIZENSHIP AND IMMIGRATION STATUS</li> <li>❖ NJDCR – DCR ADOPTS DISPARATE IMPACT DISCRIMINATION RULES</li> <li>❖ HUD - FINAL FY25 SHORTFALL NOTICE</li> <li>❖ HUD - IMPORTANT NOTE ON PHA BUDGET MANAGEMENT IN 2026</li> <li>❖ HUD OIG - FY2026 MANAGEMENT AND PERFORMANCE CHALLENGES REPORT</li> <li>❖ HUD - CY 2026 GET READY LETTER – VMS REPORTING</li> <li>❖ HUD – FSS FY25 FIRST FUNDING PACKAGE ANNOUNCEMENT</li> <li>❖ 11/12/2025 NSPIRE INSPECTION REPORT – DEPTFORD PARK</li> <li>❖ BOWMAN &amp; COMPANY LLP HAS JOINED PKF O’CONNOR DAVIES</li> <li>❖ FAIRSHARE HOUSING - NEW AFFORDABLE HOUSING LAW DELIVERS RESULTS</li> <li>❖ 42FREEWAY.COM - WEST DEPTFORD 84 UNIT SENIOR AND VETERAN VILLAGE RISES ON GROVE AVE</li> <li>❖ CONGRESSMAN VAN DREW SHARES UPDATE ON HUD TAKEOVER, ANNOUNCES NEW JOBS AT ACHA</li> <li>❖ NAHRO – BREAKING NEWS FY 2026 T-HUD BILL RELEASED</li> <li>❖ PHADA – NEWS ALERT CONGRESS RELEASES BIPARTISAN HUD FUNDING BILL</li> </ul> <p><b><u>BOARD DAY</u></b></p>

		<ul style="list-style-type: none"> <li>❖ CAPITOL EXPRESS – HUD FUNDING SLOWS IN SENATE</li> <li>❖ PHADA – NEWS ALERT: FUNDING LAPSE MAY BEGIN FRIDAY NIGHT</li> <li>❖ PHADA ADVOCATE - 2/4/2026</li> </ul> <p><b>2. COMMITTEE REPORTS:</b></p> <ul style="list-style-type: none"> <li>❖ DIRECTOR’S REPORT</li> <li>❖ RESIDENT RELATIONS REPORT</li> <li>❖ MODERNIZATION REPORT</li> <li>❖ FINANCIALS – NO REPORT DUE TO YEAR END CLOSINGS</li> </ul>														
<b>7</b>	<b>SOLICITOR</b>	<p><b>NEW BUSINESS</b></p> <table border="1"> <tr> <td><b><u>26-01</u></b></td> <td><b>CONSIDER RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR HAGC HCV PROGRAM FY 2025</b></td> </tr> <tr> <td><b><u>26-02</u></b></td> <td><b>CONSIDER RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR GHA HCV PROGRAM FY 2025</b></td> </tr> <tr> <td><b><u>26-03</u></b></td> <td><b>CONSIDER RESOLUTION AUTHORIZING PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2026</b></td> </tr> <tr> <td><b><u>26-04</u></b></td> <td><b>CONSIDER RESOLUTION AUTHORIZING THE EXTENSION OF MANAGEMENT SERVICES AGREEMENT BETWEEN HAGC, GHA AND AHCG</b></td> </tr> <tr> <td><b><u>26-05</u></b></td> <td><b>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF ROOF AT 204-1 SCATTERED SITE HOME– TORTORICE CONTRACTORS, INC</b></td> </tr> <tr> <td><b><u>26-06</u></b></td> <td><b>CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH APPROVED VENDOR PARTICIPATING IN A COOP SYSTEM DEMOLITION AND REPLACEMENT OF SIX (6) ADA COMPLIANT RAMPS AND WALKWAY - CARINO PARK - W. J. GROSS, INC.</b></td> </tr> <tr> <td><b><u>26-07</u></b></td> <td><b>CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION</b></td> </tr> </table>	<b><u>26-01</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR HAGC HCV PROGRAM FY 2025</b>	<b><u>26-02</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR GHA HCV PROGRAM FY 2025</b>	<b><u>26-03</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2026</b>	<b><u>26-04</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING THE EXTENSION OF MANAGEMENT SERVICES AGREEMENT BETWEEN HAGC, GHA AND AHCG</b>	<b><u>26-05</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF ROOF AT 204-1 SCATTERED SITE HOME– TORTORICE CONTRACTORS, INC</b>	<b><u>26-06</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH APPROVED VENDOR PARTICIPATING IN A COOP SYSTEM DEMOLITION AND REPLACEMENT OF SIX (6) ADA COMPLIANT RAMPS AND WALKWAY - CARINO PARK - W. J. GROSS, INC.</b>	<b><u>26-07</u></b>	<b>CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION</b>
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<b>8</b>	<b>CHAIRMAN</b>	<b>PUBLIC PORTION – ANY GENERAL COMMENTS</b>														
<b>9</b>	<b>CHAIRMAN</b>	<b>ADJOURNMENT</b>														