


**THE HOUSING AUTHORITY OF
GLOUCESTER COUNTY
2025**



JANUARY 28, 2025

4:30 PM

100 Pop Moylan Blvd, Deptford

Meeting called by William W Bain Jr., Chairman		Regular Commissioner Meeting
Secretary: Kimberly Gober, Executive Director		Solicitor: James Pierson, Esq.
		<p><u>CONFERENCE CALL NUMBER FOR MEETING:</u></p> <p>856-930-7416</p> <p>ID 202 249 937#</p>
1	CHAIRMAN	CALL THE MEETING TO ORDER
2	SECRETARY	ROLL CALL
3	SOLICITOR	<p>SOLICITOR ANNOUNCEMENT:</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>
4	CHAIRMAN	PUBLIC PORTION – AGENDA ITEMS ONLY
5	CHAIRMAN	<p>A. Review and Action of Minutes – DECEMBER 2024 Regular and Closed Session</p> <p>B. Consider Interim Bill List, 25-01 Sections A, B, C, D</p> <p>C. Consider Bill List 25-01 Sections, E, F, G, H</p> <p>D. Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. and Sections A, B, C, D, E, F</p> <p>E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J</p>
6	FINANCIALS	➤ FINANCIALS
7	CORRESPONDENCE	<p><u>PRE-PACKET:</u></p> <ul style="list-style-type: none"> ❖ HAGC’S RESIDENT NEWSLETTER ❖ NAHRO - NEWS POST - CONGRESS PASSES CONTINUING RESOLUTION TO KEEP GOVERNMENT OPEN ❖ HUD - HCV (OR MAINSTREAM) HAP SET-ASIDE FUNDING ❖ HUD – NEW PORTAFOLIO MANAGEMENT SPECIALIST AND ENGINEER ❖ PHADA SUBMITS COMMENTS ON PROPOSED CHANGES TO PHAS ❖ PHADA – HUD NOMINEE’S CONFIRMATION HEARING ANNOUNCED ❖ CAPITOL EXPRESS - 119TH CONGRESS BEGINS; KEY LEADERSHIP CHANGES ANNOUNCED ❖ HMFA – COLONIAL PARK APARTMENTS - FINANCIAL STATEMENT ACCEPTED ❖ FEDERAL REGISTER - NOTICE OF WITHDRAWAL OF AFFH AND REDUCING BARRIERS PROPOSED RULE ❖ NAHRO - SENATE HOLDS NOMINATION HEARING FOR HUD SECRETARY/TRANSITION PAPER/INDUSTRY GROUP RECOMMENDATIONS ❖ HUD – RAD BLAST NEW RAD SUPPLEMENTAL NOTICE & PHI NOTICE 2025-01 ❖ HUD – VMS VALIDATION REVIEW REPORT ❖ NAHRO – NAHRO-2025 POLICY PRIORITIES

		<ul style="list-style-type: none"> ❖ HUD – VASH FY2024 VOUCHER AWARD ❖ PHADA – ADVOCATE <p>BOARD DAY:</p> <ul style="list-style-type: none"> ❖ OMB FUNDING FREEZE MEMO ❖ CONGRESS – SENATE PANEL ADVANCES TURNER FOR HUD ON PARTY-LINE VOTE ❖ NAHRO – MB PAUSES FEDERAL FINANCIAL ASSISTANCE ❖ PHADA – LETTER OMB PAUSE MEMO 																												
8	REPORTS	<ul style="list-style-type: none"> • DIRECTORS REPORT: JANUARY 2025 • RESIDENT RELATIONS REPORT • MODERNIZATION REPORT 																												
9	NEW BUSINESS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;"><u>25-01</u></td> <td>CONSIDER RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR HAGC HCV PROGRAM FY 2024</td> </tr> <tr> <td style="text-align: center;"><u>25-02</u></td> <td>CONSIDER RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR GHA HCV PROGRAM FY 2024</td> </tr> <tr> <td style="text-align: center;"><u>25-03</u></td> <td>CONSIDER RESOLUTION AUTHORIZING PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2025</td> </tr> <tr> <td style="text-align: center;"><u>25-04</u></td> <td>CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR SECURITY CAMERA EQUIPMENT AND CLOUD BASED SOLUTION – CARINO PARK</td> </tr> <tr> <td style="text-align: center;"><u>25-05</u></td> <td>CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR SECURITY CAMERA EQUIPMENT AND CLOUD BASED SOLUTION – DEPTFORD PARK</td> </tr> <tr> <td style="text-align: center;"><u>25-06</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF EMERGENCY EXIT DOOR AT DEPTFORD PARK APARTMENTS</td> </tr> <tr> <td style="text-align: center;"><u>25-07</u></td> <td>CONSIDER RESOLUTION RATIFYING EMERGENCY CONTRACT FOR PLUMBING REPAIRS PURSUANT TO N.J.S.A. 40A:11-6 – CARINO PARK APARTMENTS</td> </tr> <tr> <td style="text-align: center;"><u>25-08</u></td> <td>CONSIDER RESOLUTION AUTHORIZING PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A COOPERATIVE PURCHASING AGREEMENT SYSTEM- PARKING LOT LIGHTING UPGRADE - CARINO PARK APARTMENTS</td> </tr> <tr> <td style="text-align: center;"><u>25-09</u></td> <td>CONSIDER RESOLUTION AUTHORIZING PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A COOPERATIVE PURCHASING AGREEMENT SYSTEM- PARKING LOT LIGHTING UPGRADE - DEPTFORD PARK APARTMENTS</td> </tr> <tr> <td style="text-align: center;"><u>25-10</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR BATHROOM REPLACEMENT DUE TO WATER DAMAGE - NJ204-1 SCATTERED SITE HOME</td> </tr> <tr> <td style="text-align: center;"><u>24-11</u></td> <td>CONSIDER RESOLUTION AUTHORIZING TERMINATION OF CONTRACT FOR FIRE PROTECTIVE SERVICES WITH VECTOR SECURITY – CARINO PARK AND DEPTFORD PARK</td> </tr> <tr> <td style="text-align: center;"><u>24-12</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FIRE PROTECTIVE SERVICES WITH WAYMAN FIRE PROTECTION – CARINO PARK</td> </tr> <tr> <td style="text-align: center;"><u>24-13</u></td> <td>CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FIRE PROTECTIVE SERVICES WITH WAYMAN FIRE PROTECTION – DEPTFORD PARK</td> </tr> <tr> <td style="text-align: center;"><u>24-14</u></td> <td>CONSIDER RESOLUTION AUTHORIZING PURCHASE FROM</td> </tr> </table>	<u>25-01</u>	CONSIDER RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR HAGC HCV PROGRAM FY 2024	<u>25-02</u>	CONSIDER RESOLUTION AUTHORIZING HAGC TO COMPILE, PREPARE, AND SUBMIT INFORMATION IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR GHA HCV PROGRAM FY 2024	<u>25-03</u>	CONSIDER RESOLUTION AUTHORIZING PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2025	<u>25-04</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR SECURITY CAMERA EQUIPMENT AND CLOUD BASED SOLUTION – CARINO PARK	<u>25-05</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR SECURITY CAMERA EQUIPMENT AND CLOUD BASED SOLUTION – DEPTFORD PARK	<u>25-06</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF EMERGENCY EXIT DOOR AT DEPTFORD PARK APARTMENTS	<u>25-07</u>	CONSIDER RESOLUTION RATIFYING EMERGENCY CONTRACT FOR PLUMBING REPAIRS PURSUANT TO N.J.S.A. 40A:11-6 – CARINO PARK APARTMENTS	<u>25-08</u>	CONSIDER RESOLUTION AUTHORIZING PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A COOPERATIVE PURCHASING AGREEMENT SYSTEM- PARKING LOT LIGHTING UPGRADE - CARINO PARK APARTMENTS	<u>25-09</u>	CONSIDER RESOLUTION AUTHORIZING PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A COOPERATIVE PURCHASING AGREEMENT SYSTEM- PARKING LOT LIGHTING UPGRADE - DEPTFORD PARK APARTMENTS	<u>25-10</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR BATHROOM REPLACEMENT DUE TO WATER DAMAGE - NJ204-1 SCATTERED SITE HOME	<u>24-11</u>	CONSIDER RESOLUTION AUTHORIZING TERMINATION OF CONTRACT FOR FIRE PROTECTIVE SERVICES WITH VECTOR SECURITY – CARINO PARK AND DEPTFORD PARK	<u>24-12</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FIRE PROTECTIVE SERVICES WITH WAYMAN FIRE PROTECTION – CARINO PARK	<u>24-13</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FIRE PROTECTIVE SERVICES WITH WAYMAN FIRE PROTECTION – DEPTFORD PARK	<u>24-14</u>	CONSIDER RESOLUTION AUTHORIZING PURCHASE FROM
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		<p><u>24-15</u> CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION</p>
10	CHAIRMAN	ANY GENERAL COMMENTS FROM THE PUBLIC
11	ADJOURNMENT	