



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

JANUARY 28, 2026

A Regular Meeting of the Housing Authority of Gloucester County was held at the Joseph A. Reed Board Room located at 100 Pop Moylan Blvd., Deptford, NJ 08096, on Wednesday, January 28, 2026 beginning at 4:30 P.M.

ROLL CALL:

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

- ✓ 1st Vice Chairman John Giovannitti
- ✓ 2nd Vice Chairman Brenden Garozzo
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Daniel Reed

And the following were absent:

- ✓ Chairman William W. Bain, Jr.

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ James Pierson, Esq., Solicitor
- ✓ Pranav Naik, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Grace Turchi, Finance Director
- ✓ Michael Jezierski, Accountant
- ✓ Christine Moore, Public

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: 2nd Vice Chairman Brenden Garozzo

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

Public present, no comments.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: 2nd Vice Chairman Brenden Garozzo

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober summarizes RSCD operations, indication the building is fully leased, in process of gathering the final draw information for NJDCA, which will reimburse for expenses already paid by GCHDC and the cost certification, which is a component of the closeout is underway with the auditors.
- E.D. Gober indicates Bowman & Company was purchased by PKF OConnor Davies and notes any business after January 31st with Bowman & Company will be under PKF OConnor Davies, counsel to review contract.
- E.D. Gober indicates that HAGC was notified of the award of \$131,710 for the Family Self-Sufficiency renewal grant for 1/1/26 – 12/31/26, HAGC has not received any grant documents to date.
- E.D. Gober discusses the Tenant Based Rental Assistance Program that HAGC administers for the County of Gloucester and notes from September 2025 through December 2025 HAGC's Board took action to continue covering the Housing Assistance Payments through the government shutdown as to not affect the assisted households while the contract was not able to be executed between HAGC and the County; the agreement has now been executed and HAGC has received the funds from the County.
- E.D. Gober discusses the Federal Budget highlighting areas that correlate with HAGC operations, the House approved a T-HUD Bill, the Senate indicates they will not approve the bill because it contains funding for Homeland Security and ICE. The bill proposes a 14.4% reduction in public housing operating funds; the public housing shortfall line item is discussed. Voucher Contract renewals are to receive an 8.8% increase, but the increase does not keep up with nationwide increases in the per unit cost for housing assistance, there will ultimately be a proration. HUD has warned housing authorities to operate as they are sure in shortfall and implement cost savings measures. Voucher admin fees show a 2.4% increase; Tenant Protection vouchers show an increase. HOME, CBDG and ROSS programs are level and the FSS program is proposed to have a 10% increase.
- E.D. Gober indicates HAGC has been notified by HUD of funding allocations through March 2026 for the HCV program, and through May 2026 for the Public Housing Program, as long as the funds are issued as anticipated HAGC will be able to issue HAP payments to landlords on time.
- E.D. Gober informs the Board that December 2025 shortfall funding from HUD was insufficient, HAGC used admin funds as recommended by HUD. HAGC was told there would be another round of shortfall funding to replenish what HAGC paid out.
- E.D. Gober informs that all HAGC properties inspected under the new NSPIRE inspection standard have been scored in the 90's; E.D. Gober is proud of HAGC staff for doing a great job with limited resources.
- E.D. Gober discusses HAGC's AHO staff's snow and ice response on January 25th and 26th for HAGC and GHA properties and thanks staff for their diligence and hard work during the challenging weather to ensure our residents and coworkers remain safe and secure.
- E.D. Gober discusses the Winn Project, an 84-unit project in West Deptford, NJ, twenty-one of these units will utilize project-based vouchers through HAGC. Soldier On will be the supportive service provider for the project. HAGC has an obligation to monitor Section 3 and prevailing wages and has a consultant to assist with monitoring as HAGC does not have the staff capacity to do so.
- E.D. Gober indicates that HAGC also has a Project Based Voucher agreement with Mews at St. Mary's in Williamstown, NJ, HAGC has five project-based vouchers at this project. This project is anticipated to be leased up by March 2026.
- E.D. Gober was appointed to serve as an alternate Commissioner with the NJPHA JIF.
- E.D. Gober indicates due to year end closeouts there are no financials.
- E.D. Gober discusses correspondence in the Board Packets and provides a brief summary of the resolutions.
- 2ND Vice-Chairman Brenden Garozzo takes a moment to acknowledge E.D. Gober's active roles in

the Housing Industry and further discusses the recently attended PHADA Conference and the impact of cash management changes in the Public Housing Program. E.D. Gober discusses the cash management changes implemented by HUD for the Public Housing Program that has been implemented 1/1/2026 without any guidance from HUD. E.D. Gober notes there is a law regarding how the public housing operating subsidy is calculated and HUD has an obligation to go through negotiated rule making.

- 1ST Vice-Chairman John Giovannitti thanks HAGC’s AHO staff for their snow removal efforts.

NO COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – DECEMBER 2025
- B. Consider Interim Bill List, 26-01 Sections A, B, C, D, E
- C. Consider Bill List 26-01 Sections F, G
- D. Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. and Sections A, B, C, D, E, F, G, H, I
- E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections J, K, L, M

RESOLUTIONS

<u>26-01</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 2025
<u>26-02</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 2025
<u>26-03</u>	CONSIDER RESOLUTION AUTHORIZING PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2026
<u>26-04</u>	CONSIDER RESOLUTION AUTHORIZING THE EXTENSION OF MANAGEMENT SERVICES AGREEMENT BETWEEN HAGC, GHA AND AHCG
<u>26-05</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR REPLACEMENT OF ROOF AT 204-1 SCATTERED SITE HOME– TORTORICE CONTRACTORS, INC
<u>26-06</u>	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.
<u>26-07</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE AGENDA AND RESOLUTIONS 26-01 THROUGH 26-06:

MOTION: 2nd Vice Chairman Brenden Garozzo
 SECOND: Commissioner Scott Kintzing
 ALL IN FAVOR

PUBLIC PORTION:

MOTION TO OPEN PUBLIC PORTION:

MOTION: Commissioner Daniel Reed
 SECOND: Commissioner Scott Kintzing
 ALL IN FAVOR

Public present.

- Christien Moore presents the Board with the following comments:
 - Questions if there is a policy for snow removal at a HUD building.

- E.D. Gober believes there is no hard policy but supposes it would depend on the event and notes as reported prior in the Board Meeting that HAGC staff reported for this specific weather event for about 12-14 hours on Sunday, January 25th and reported for regular duties on Monday January 26th, beyond HAGC staff an outside contractor took care of the building parking lots. HAGC staff have been going back to the properties to further take care of the snow and ice.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: 2nd Vice Chairman Brenden Garozzo

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

 **ADJOURNMENT:**

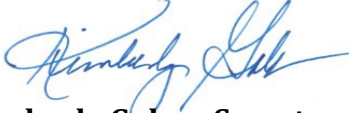
MOTION TO ADJOURN:

MOTION: Commissioner Daniel Reed

SECOND: 2nd Vice Chairman Brenden Garozzo

ALL IN FAVOR

Respectfully submitted,



Kimberly Gober, Secretary

Dated: January 28, 2026