



# **The Housing Authority of Gloucester County**

REGULAR BOARD MEETING

*MARCH 22, 2023*

**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 22, 2023 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.
- ✓ 1st Vice Chairman John Giovannitti
- ✓ Commissioner Brenden Garozzo
- ✓ Commissioner Daniel Reed

**And the following were absent:**

- ✓ 2nd Vice Chairman Frank Smith
- ✓ Treasurer Scott Kintzing

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

**Also in attendance were:**

- ✓ James Pierson, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Paul Letizia, AHO Director
- ✓ Grace Seeney, Finance Director
- ✓ Michael Jezierski, Accountant

## **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 Brenden Garozzo

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

Seeing no members of the Public.

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

MOTION: 1<sup>st</sup> Vice Chairman John Giovannitti

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

## **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober reminds the Commissioners that financial disclosures are usually issued the first week of April and due April 30<sup>th</sup>. Once HAGC receives the information from the County we will inform the Commissioners.
- E.D. Gober indicates applications were accepted for HAGC and GHA's Section 8 Housing Choice Voucher Programs from March 15, 2023 to March 18, 2023, we will have statistics for the Commissioners next month.
- E.D. Gober indicates regarding VHG, Housing Quality Standard Inspections have been performed, 26 of the 64 units failed, no items failed for were significant, but all items have been repaired and reinspection is scheduled. Pennrose has TCOs on eight of the buildings and anticipate the municipality to sign off all outstanding, the engineer for the municipality was looking into the drainage. There are about 900 applicants on the waitlist currently and we plan to close the waitlist in the near future.
- E.D. Gober indicates regarding the RCSJ project, bids were accepted on March 2, 2023, the bids were over the estimate and over the budget. In communication with the State, they suggested we change from the State's Affordable Housing Trust Funds to Federal; all involved parties are in favor of this change, we will move forward with the Federal application. The budget will be State Affordable Housing Trust funds in the amount of \$7.365M, Gloucester County 3.55M, Gloucester County HOME Funds \$200K, and Deptford Township \$100K. The revised budget is around \$11M, based on the current bids. GCHDC has not yet awarded a contract. The Federal funds are 0% interest for 30 years, if you fulfill the affordability requirements after 30 years the loan is then forgiven but is recorded as a loan. An advantage of moving to Federal funds is that the rents can be at a higher level than what the State funds allow, the State funds limited the operating income that could be earned from the building. The Federal funds allow you to go up to the Fair Market Rent. With the State funding 12 of the units were to be at the Extremely low-income limit (30% of area median income) and 12 were at the median (50% area median income), with the Federal funds all 24 units have to be below the extremely low-income limit.
- E.D. Gober indicates the HCV Program is anticipated to receive an increase; HUD has indicated to expect a 10.8% increase in funding.
- E.D. Gober indicates the President has released the 2024 budget, most HUD funds have received a modest increase from 2023, with the exception of the voucher administrative fees. The voucher administrative fees, based on the President's budget, are expected to be 100%.
- E.D. Gober brings to the Commissioners attention the debt ceiling issue, if the Feds do not resolve it could affect HAGC, the statutory limit has already been reached.
- E.D. Gober indicates that PHADA, NAHRO, CLPHA, and the Moving to Work Collaborative have sent a letter to HUD regarding regulatory overload for HAs, in summary the volume of new rules, regulations, guidance and systems is creating a heavy admin burden for HAs, and requesting the Secretary reestablish a partnership between HAs and HUD on these issues and have joint planning and implementation. Example being NSPIRE, HOTMA, AFFH, etc.
- E.D. Gober indicates the Wynn project in West Deptford has changed its structure and no longer needs approval of the fair share plan in West Deptford. All site plans, redevelopment plans, and pilot approvals remain in place, they have been in contact with HUD who is supportive of this project. The proposed development will be at 420 Grove Road, West Deptford and HAGC has committed 21 project-based vouchers.
- E.D. Gober indicates the Shepherds Farm Senior Housing Board met on February 28, 2023 and approved the installation of new LVP flooring throughout common areas, a new booster pump and to look into expanding sidewalk to create access for residents to get to Heritage's. We will get estimates and go back to the Board with a recommendation.

- E.D. Gober indicates GHA's unaudited REAC financial statements were submitted to HUD in a timely manner and were accepted in record time. HAGC's unaudited REAC financial statements have been timely submitted to HUD and are under review. Finance Director Grace Seeney indicates the financials are unaudited, there will be additional adjustments throughout the audit, for example the GASB68 numbers which have not been released yet. Overall HAGC is at about \$2.3B loss, when depreciation is added back in at about \$1.9M, OPEB which is about \$706K, and estimated GASB68 which is about \$947K, HAGC is operating at a positive cash flow of about \$1.2M. E.D. Gober indicates the financial statements included in today's packet include January and February accumulatively. Commissioner Garozzo inquiries about who performs the actuarial valuation, E.D. Gober indicates that for OPEB, HAGC hires an actuary and with respect for the pension for GASB68, the state does it.
- Commissioner Garozzo shares his experience with major projects with the Board and how upcoming projects like the RCSJ project may be affected such with concrete prices going through the roof, the extension of rate increases for construction costs are going to be about 5-10% by the end of the year, and switch gear and electrical components are running about 48 months behind. E.D. Gober indicates HAGC has experienced what he is indicating in dealing with some of our repairs.
- E.D. Gober reminds the Commissioners about a class the JIF Insurance requires and appreciates the Commissioners' participation.
- E.D. Gober indicates that RES# 23-29 requests approval for revision to the Capitalization Policy, which would increase the limit from \$2,000 to \$5,000, which is the industry standard. Assets less than \$5,000 would be expensed in the year purchased. RES# 23-30 request approval for revision to the Cost Allocation Policy, removing EHO and other minor changes. RES# 23-31 requests authorization to update who the plan is distributed to. RES# 23-32 is authorizing the annual review of the Water Management Plan. RES# 23-33 is asking the Board to accept the awarded capital funds in the amount of about \$715K for FY2023. RES# 23-35 is to memorialize the extension of the self-insured group healthcare plan as discussed during the February Board meeting.

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

**AGENDA:**

- Review and Action of Minutes – FEBRUARY 2023 Regular
- Consider Interim Bill List, 23-03 Sections A, B, C, D
- Consider Bill List 23-03 Sections E, F, G, H
- Consider Ratification of GCHDC, Seniors, Shepherd's Farm, eMurphyg, Inc., PMURC, Inc. Sections A, B, C, D, E, F
- Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J

**RESOLUTIONS**

<b>23-29</b>	CONSIDER RESOLUTION APPROVING REVISIONS TO CAPITALIZATION POLICY
<b>23-30</b>	CONSIDER RESOLUTION APPROVING REVISIONS TO COST ALLOCATION POLICY
<b>23-31</b>	CONSIDER RESOLUTION AUTHORIZING ANNUAL UPDATE TO HAGC'S ALL HAZARD EMERGENCY PREPAREDNESS AND RESPONSE PLAN
<b>23-32</b>	CONSIDER RESOLUTION AUTHORIZING ANNUAL REVIEW OF HAGC'S WATER MANAGEMENT PLAN
<b>23-33</b>	CONSIDER RESOLUTION AUTHORIZING ACC CFP AMENDMENT FOR FY2023

23-34	CONSIDER RESOLUTION EXTENDING THE SELF-INSURED GROUP HEALTH CARE BENEFIT PLAN FOR ELIGIBLE HAGC EMPLOYEES, THEIR ELIGIBLE DEPENDENTS & OTHER ELIGIBLE PERSONS – HARDENBERGH INSURANCE
23-35	EXECUTIVE SESSION

**MOTION TO APPROVE THE AGENDA ITEMS**

MOTION: Commissioner Brenden Garozzo

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

** PUBLIC PORTION:**

Any comments from the public.

**MOTION TO OPEN PUBLIC PORTION:**

MOTION: Commissioner Daniel Reed

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 John Giovannitti

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

** ADJOURNMENT:**

**MOTION TO ADJOURN:**

MOTION: Commissioner Brenden Garozzo

SECOND: 1<sup>st</sup> Vice Chairman John Giovannitti

ALL IN FAVOR

**Respectfully submitted,**



**Kimberly Gober, Secretary**

**Dated: March 22, 2023**