



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

SEPTEMBER 25, 2024

A Regular Meeting of the Housing Authority of Gloucester County was held at 120 Pop Moylan Blvd. Deptford, NJ 08096, on Wednesday, September 25, 2024 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
- ✓ 2nd Vice Chairman Brenden Garozzo
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Daniel Reed

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ James Pierson, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Maria Acevedo, Administrative Specialist
- ✓ John Rasmus, Modernization Coordinator
- ✓ Grace Turchi, Finance Director
- ✓ Michael Jezierski, Accountant
- ✓ Pranav Naik, Esq., Solicitor

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: Chairman William W. Bain, Jr.

SECOND: 1st Vice Chairman John Giovannitti

ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: 1st Vice Chairman John Giovannitti

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates Congress was supposed to be passing a continuing resolution to fund the government through December 20, 2024, and was not certain if it passed. One of the things all the industry groups are advocating is to have a budget before the end of the year. PHADA published a position paper that details HUDS budget and we will be keeping an eye on that.
- E.D. Gober mentions there are some updated Policies in the Agency Plan. The five-year and Annual Plan must be submitted to HUD in October. Jeff Daniels, Esq., spent lots of time on the eight components of the Agency Plan, met with the Resident Advisory Board and incorporated the comments into the plan. There was a Public Hearing yesterday, no members of the public attended.
- E.D. Gober discusses changes to the Section 8 Administrative Plan and Grievance Policy.
- E.D. Gober discusses a study called “The State of the Nation’s Housing 2024” by JCHS of Harvard University. The report states that rent continues to rise, and the cost burden has reached an all-time high. This relates to the cost of the Voucher Program, because it is beyond what the government can fund. Based on this study the most burdened group is the middle class rather than the lowest class.
- E.D. Gober mentions that Congressman Jeff Van Drew will be visiting HAGC’s properties on Monday.
- E.D. Gober mentions the construction of the administrative offices is underway and making progress.
- E.D. Gober indicates that Rowan College of South Jersey reports that a 1.6 million dollar draw request has been made to the state to reimburse construction expenses and funds were received this month.

NO FURTHER COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – SEPTEMBER 2024
- B. Consider Interim Bill List, 24-09 Sections A, B, C, D
- C. Consider Bill List 24-09 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

RESOLUTIONS

<u>24-86</u>	RESOLUTION AUTHORIZING AND APPROVING THE SUBMISSION OF ANNUAL PLAN FY2025 AND THE FIVE-YEAR PLAN FY 2025-2029 TO HUD
<u>24-87</u>	RESOLUTION AUTHORIZING CERTIFICATION OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS INCLUDING CIVIL RIGHTS CERTIFICATION
<u>24-88</u>	CONSIDER RESOLUTION APPROVING AND RATIFYING SUBMISSION OF CAPITAL FUND PROGRAM BUDGET FY 2024-2028
<u>24-89</u>	RESOLUTION APPROVING REVISED SECTION 8 ADMINISTRATIVE PLAN POLICY
<u>24-90</u>	RESOLUTION APPROVING REVISED GRIEVANCE POLICY

<u>24-91</u>	RESOLUTION RATIFYING THE EXECUTION OF THE RENEWAL OF THE SHARED SERVICES AGREEMENT BETWEEN HAGC & THE COUNTY OF GLOUCESTER REGARDING THE MANAGEMENT & ADMINISTRATION OF THE TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM
<u>24-92</u>	RESOLUTION ESTABLISHING UPDATED PAYMENT STANDARDS FY2024-2025
<u>24-93</u>	RESOLUTION APPROVING USE OF UPDATED OPRA FORM
<u>24-94</u>	RESOLUTION AUTHORIZING THE ADOPTION OF THE CALCULATION OF OPERATING SUBSIDY FOR FISCAL YEAR ENDING 12/31/2025
<u>24-95</u>	RESOLUTION APPROVING REVISED PERSONNEL POLICY - TABLED
<u>24-96</u>	RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE ALL AGENDA ITEMS

MOTION: 1st Vice Chairman John Giovannitti
SECOND: Treasurer Scott Kintzing
 ALL IN FAVOR



PUBLIC PORTION:

Any comments from the public.

MOTION TO OPEN PUBLIC PORTION:

MOTION: 1st Vice Chairman John Giovannitti
SECOND: Treasurer Scott Kintzing
 ALL IN FAVOR

Seeing no members of the Public.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: 1st Vice Chairman John Giovannitti
SECOND: Treasurer Scott Kintzing
 ALL IN FAVOR



ADJOURNMENT:

MOTION TO ADJOURN:

MOTION: 1st Vice Chairman John Giovannitti
SECOND: Treasurer Scott Kintzing
 ALL IN FAVOR

Respectfully submitted,

Kimberly Gober,

Dated: September 25, 2024