



# **The Housing Authority of Gloucester County**

## REGULAR BOARD MEETING

*October 28, 2020*

**A Regular Meeting of the Housing Authority of Gloucester County was held in the Joseph A. Reed Board Room, Nancy J. Elkins Building, on OCTOBER 28, 2020 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.
- ✓ Commissioner Brenden Garozzo (via Conference Call)
- ✓ Commissioner Scott Kintzing (via Conference Call)
- ✓ Commissioner Frank Smith (via Conference Call)

**And the following were absent:**

- ✓ 1<sup>st</sup> Vice Chairman Dan Reed
- ✓ 2<sup>nd</sup> Vice Chairman John Giovannitti (via Conference Call)

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

**Also in attendance were:**

- ✓ Jeff Daniels, Esq., Solicitor
- ✓ Kimberly Gober, Executive Director
- ✓ Paul Letizia, AHO Director
- ✓ Jessica Laine, Esq., Assistant Executive Director (via Conference Call)
- ✓ Nelly Rojas, Administrative Assistant
- ✓ Dana Dunfee, Administrative Aide (via Conference Call)
- ✓ Grace Seeney, Finance Director

### **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 Scott Kintzing

SECOND: Commissioner Frank Smith

ALL IN FAVOR

Seeing no members of the Public, (No members of Public on Conference Call Line)

#### **Motion to Close Public Portion:**

MOTION: Commissioner Frank Smith

SECOND: Commissioner Brenden Garozzo

ALL IN FAVOR

## DISCUSSION:

- Chairman William W. Bain Jr. commends the staff for the outstanding job they have been doing. E.D. Gober thanks AHO Director, Paul Letizia, and staff for continuing to come in and sanitize the buildings and is very appreciative of all their efforts. Commissioner Brenden Garozzo thanks the staff for the amount of preparation and work they are doing to make the environment safe and clean for all.

## EXECUTIVE DIRECTOR REPORT:

- E.D. Gober indicates in the packet there is an article that talks about isolation titled “The Hidden COVID19 Health Crisis, Elderly People Are Dying From Isolation”, it focuses on some of the effects of the pandemic which is something the Board has talked and been concerned about. Chairman William W. Bain Jr. asks if HAGC has noticed this with our residents. E.D. Gober believes our residents are becoming a little depressed and frustrated. E.D. Gober indicates we have opened the community rooms for supervised bingo to ensure social distancing, as well as resuming painting class. The painting teacher has committed to ensuring our residents maintain social distance and are wearing masks. We are limiting occupancy and maintaining Governors Orders. We are contemplating opening the community rooms for a few hours during business hours but would not be able to monitor as we would like to due to staff capacity. AHO Director, Paul Letizia adds that our residents that don’t have family support and are more isolated are feeling the effects of the pandemic. Commissioner Garozzo agrees the isolation depletes the resident’s activity and suggests group therapy if possible.
- E.D. Gober indicates Coronavirus cases in NJ are at 233,000 positive cases 14,531 deaths. Gloucester County has 5,519 positive cases 239 deaths. Gloucester county’s population makes up 1.9% of positive cases. NJ long term care facilities account for 25,585 positive residents and 14,062 positive staff cases and about 7,200 deaths where about 6800 of the deaths are residents. Gloucester County currently has 7 active cases in long term care facilities. Throughout the county most schools have a hybrid schooling model in place, some all virtual. Schools on the state level have had 25 outbreaks and 111 cases have been linked to those outbreaks and in Gloucester County two schools have reported outbreaks with 10 cases being attributed to those outbreaks.
- E.D. Gober indicates the RAB meetings were conducted in a safe and socially distant manner giving members the opportunity to participate virtually if they chose and thanks all involved in conducting the meetings. At the next Board Meeting there will be a public hearing for the Agency Plan, Monday, November 23<sup>rd</sup>, 2020.
- E.D. Gober indicates in regard to Eviction Moratoriums the Governor has issued a moratorium, the Federal Government has issued one through the CARES Act which ended in July and the CDC has issued a broad-based eviction moratorium throughout the country which covers all renters, this broad-based moratorium is going to cause issues once it ends. HAGC’s participants and residents pay an income-based rent, if they experience a change in income whether or not it is due to the pandemic, they contact HAGC, we process a rent adjustment, and their rent is then affordable. Generally, our participants and residents pay 30% of their monthly adjusted income towards rent and utilities, but with the broad-based CDC eviction moratorium HAGC is experiencing a decrease in rent collections. Rent collections for October are 69%, Public Housing Scattered Sites 30% and Senior Buildings are about 69%. HAGC is sending notices to the residents reminding them their rent is due and owing and they are responsible for their rent and also providing the options to enter a repayment agreement or to contact HAGC if a

rent adjustment is needed. AHO Director, Paul Letizia indicates after the moratorium ends if HAGC must move to evict HAGC is going to suffer on the maintenance side with vacancies to turn over.

- E.D. Gober indicates the Board had previously approved an upgrade to the telephone system and internet connections, which put redundant systems in Deptford Park, NESH and Colonial. This project is now fully complete.
- E.D. Gober indicates the project team is meeting monthly with the County and RCSJ for the Special Needs Project, there are resolutions on the agenda regarding the project, the first resolution 20-103, is a shared services agreement to use the college's engineer and resolution 20-102 regarding the assignment and assumption agreement pursuant to the predevelopment loan agreement from HAGC to GCHDC, the submitted preapplication to the NJ Department of Community Affairs must be in the name of a non-profit and GCHDC is undertaking that. The GCHDC board will most likely have to meet before the end of the year and there is also an RFP that has been published recently for an architect for the project.

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

**AGENDA:**

- A. Review and Action of Minutes – SEPTEMBER 2020
- B. Consider Interim Bill List, 20-10 Sections A, B, C, D
- C. Consider Bill List 20-10 E, F, G, H
- D. Consider Ratification of GCHDC, Seniors, Shepherd's Farm, eMurphyg, Inc., PMURC, Inc. Sections A, B, C, D, E, F
- E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J

**RESOLUTIONS**

20-96	CONSIDER 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
20-97	RESOLUTION ESTABLISHING UPDATED PAYMENT STANDARDS FY 2020-2021 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
20-98	CONSIDER RESOLUTION AUTHORIZING CONTRACTS WITH APPROVED STATE COOPERATIVE PURCHASING PARTNER – AMAZON BUSINESS
20-99	CONSIDER RESOLUTION AUTHORIZING AN INCREASE IN PUBLIC HOUSING FLAT RENTS
20-100	CONSIDER RESOLUTION APPROVING THE BUDGET FY2021 <b>MOTION:</b> Commissioner Brenden Garozzo <b>SECOND:</b> Commissioner Frank Smith <b>ROLL CALL VOTE- ALL COMMISSIONERS RESPONDING "AYE"</b>
20-101	CONSIDER RESOLUTION AUTHORIZING AWARD OF CONTRACT TO REPLACE DOORS AT DEPTFORD AND CARINO PARK APARTMENTS UTILIZING CDBG MONIES
20-102	CONSIDER RESOLUTION AUTHORIZING ASSIGNMENT AND ASSUMPTION AGREEMENT PURSUANT TO PREDEVELOPMENT LOAN AGREEMENT FROM HAGC TO GCHDC
20-103	CONSIDER RESOLUTION APPROVING EXECUTION OF SHARED SERVICES AGREEMENT BETWEEN RCSJ AND GCHDC

**MOTION TO APPROVE THE AGENDA ITEMS**

MOTION: Commissioner Frank Smith  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

**COMMENTS OR GENERAL QUESTIONS FROM THE PUBLIC:**

MOTION: Commissioner Frank Smith  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

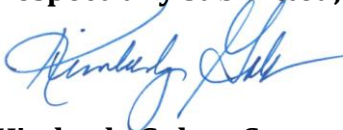
Hearing no members of the Public, motion to close, (via Conference Call)

MOTION: Commissioner Frank Smith  
SECOND: Commissioner Brenden Garozzo  
ALL IN FAVOR

**ADJOURNMENT:**

MOTION: Commissioner Frank Smith  
SECOND: Commissioner Scott Kintzing  
ALL IN FAVOR

**Respectfully submitted,**



**Kimberly Gober, Secretary**

**Dated: October 28, 2020**