

RESOLUTION #24-86

**RESOLUTION AUTHORIZING SUBMISSION OF
AGENCY PLAN FY 2025
INCLUDING 5-YEAR PLAN FY 2025-2029
AND ANNUAL PLAN FY2025
FOR SUBMISSION TO HUD**

WHEREAS, section 5A of the United States Housing Act of 1937 requires Housing Authorities to develop an Agency Plan consisting of the authority's policies, programs, operations, and strategies for meeting local housing needs and goals; and

WHEREAS, the Agency Plan has two parts, the 5-Year Plan, which each PHA submits to the Department of Housing & Urban Development (HUD) once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year by non-qualified agencies to be implemented after review and comment from residents, County government, certain agencies and the public; and

WHEREAS, a Five-Year Plan FY 2025-2029 and Annual Plan FY 2025 have been developed by HAGC, a Draft Agency Plan was distributed to all required parties, including a Resident Advisory Board, as well as publicly advertised for review; and

WHEREAS, a Public Hearing was held on September 24, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Agency Plan, including the Five-Year Plan FY 2025-2029 and Annual Plan FY 2025, attached hereto and made a part hereof, are hereby approved; and

IT IS FURTHER RESOLVED that the Executive Director, or designee, be and is hereby directed to submit the Agency Plan, including the Five-Year Plan FY 2025-2029 and Annual Plan FY 2025 to HUD as required for their review and approval.

ADOPTED at a Regular meeting of the Housing Authority of Gloucester County, held on the 25th day of September 2024.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

KIMBERLY GOBER, SECRETARY

DATE: SEPTEMBER 25, 2024

**Certifications of Compliance with PHA
Plan and Related Regulations
(Standard, Troubled, HCV-Only, and High
Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Resolution 24-87

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/01/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;

- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of Gloucester County
PHA Name

NJ 204
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2025

5-Year PHA Plan for Fiscal Years 2025 - 2029

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director Kimberly Gober	Name Board Chairman William W. Bain Jr.
 Signature _____ Date <u>9/25/2024</u>	 Signature _____ Date <u>9/25/2024</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed. Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

RESOLUTION #24-88

**RESOLUTION APPROVING AND RATIFYING SUBMISSION OF
CAPITAL FUND PROGRAM BUDGET FY 2024-2028**

WHEREAS, the Housing Authority of Gloucester County has prepared a Capital Fund Program Budget for FY 2024-2028, as a component of the Agency Plan submission to the U.S. Dept. of Housing and Urban Development (HUD); and

WHEREAS, the budget is consistent with the overall objectives of the Capital Fund Program, as presented to the community, residents of public housing developments and local governing bodies in public information sessions and at a publicly held hearing on the Capital Fund Program.

WHEREAS, the budget has been submitted for approval to the EPIC System, as required by HUD.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Capital Fund Program for FY 2024-2028, as attached hereto, is hereby approved and ratified.

IT IS FURTHER RESOLVED that the Executive Director, or designee, be and is hereby authorized to generate and submit all documents which may be necessary for the approval of the Capital Fund Program Budget FY 2024-2028.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 25th day of September 2024.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: SEPTEMBER 25, 2024

RESOLUTION #24-89

RESOLUTION APPROVING REVISED

SECTION 8 ADMINISTRATIVE PLAN

WHEREAS, the Section 8 Administrative Plan is the Housing Authority of Gloucester County's (HAGC) written statement of policies used to carry out the Section 8 Housing Choice Voucher and Section 8 Moderate Rehabilitation Programs; and

WHEREAS, HAGC has reviewed and updated the Section 8 Administrative Plan in connection with the Agency Plan submission and has attached a revised version.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the revised Section 8 Administrative Plan, as attached hereto, be and hereby is adopted and shall supersede all prior resolutions addressing the subject matter of this resolution.

IT IS FURTHER RESOLVED that the Executive Director, or designee, be and is hereby directed to submit a copy of the revised Section 8 Administrative Plan with the Department of Housing & Urban Development in connection with the Agency Plan submission.

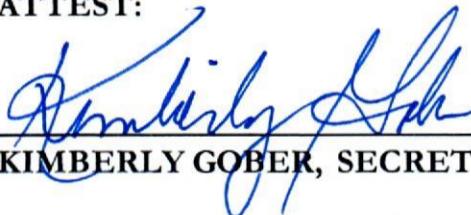
ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 25th day of September 2024.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:



KIMBERLY GOBER, SECRETARY

DATE: SEPTEMBER 25, 2024

RESOLUTION #24-90

RESOLUTION APPROVING REVISED

GRIEVANCE PROCEDURE POLICY

WHEREAS, the Grievance Procedure Policy is the Housing Authority of Gloucester County's (HAGC) written procedure for program applicants, tenants and participants to seek just, effective and efficient settlement of grievances against the Authority in accordance with Federal Regulations, 24 CFR part 966 and the U.S. Housing Act of 1937 (2 U.S.C. sec. 1437d(k), 24 CFR 982 subpart L, 24 CFR 982.310, 24 CFR 983.257, 24 CFR 880 subpart F, 24 CFR 891 subpart D, 24 CFR Part and HUD Handbook 4350.3; and

WHEREAS, HAGC has reviewed and updated the Grievance Procedure Policy in connection with the Agency Plan submission and has attached a revised version.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the revised Grievance Procedure Policy as attached hereto, be and hereby is adopted, and shall supersede all prior resolutions addressing the subject matter of this resolution.

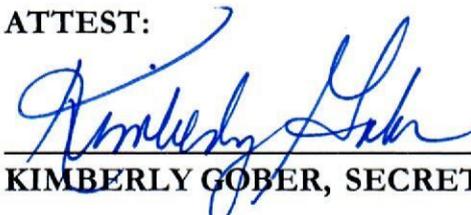
BE IT FURTHER RESOLVED that the Executive Director, or designee, be and is hereby directed to submit a copy of the revised Grievance Procedure Policy with the Department of Housing & Urban Development in connection with the Agency Plan submission.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 25th day of September 2024.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: SEPTEMBER 25, 2024

RESOLUTION #24-91

**RESOLUTION RATIFYING THE EXECUTION OF THE
RENEWAL OF THE SHARED SERVICES AGREEMENT BETWEEN
THE HOUSING AUTHORITY OF GLOUCESTER COUNTY &
THE COUNTY OF GLOUCESTER
REGARDING THE MANAGEMENT & ADMINISTRATION OF THE
TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM**

WHEREAS, the Housing Authority of Gloucester County (HAGC) recognizes the need to provide low-income housing assistance for the citizens of Gloucester County on an as needed basis; and

WHEREAS, the County of Gloucester receives funds pursuant to the HOME Investment Partnership ("HOME") Program to assist low-income residents; and

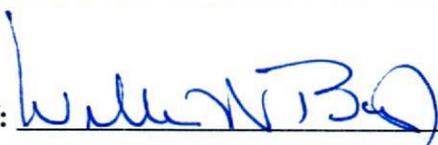
WHEREAS, HAGC has previously entered into an agreement to administer these HOME funds to needy residents referred by the Gloucester County Board of Social Services; and

WHEREAS, HAGC renewed the agreement with the County of Gloucester in the amount of \$130,000.00; and

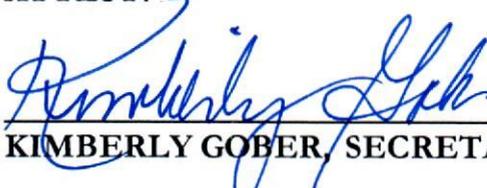
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the execution of the Agreement with the County of Gloucester for the purpose of administering HOME Funds to needy residents referred by the Gloucester County Board of Social Services is hereby approved and ratified.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 25th day of September 2024.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: SEPTEMBER 25, 2024

RESOLUTION #24-92

RESOLUTION ESTABLISHING UPDATED

PAYMENT STANDARDS FY 2024-2025

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the U.S. Dept. of Housing & Urban Development (HUD) has entered into an Annual Contributions Contract (ACC) with the Housing Authority of Gloucester County (HAGC) for the Section 8 Housing Choice Voucher Program; and

WHEREAS, HUD has published a new Small Area Fair Market Rents (SAFMR) Schedule FY 2024-2025, effective October 1, 2024; and

WHEREAS, the HAGC wishes to update its Payment Standards Schedule for the Section 8 HCV Program in accordance with the new SAFMR FY 2024-2025 published, and calculated at a 110% rate.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of Gloucester County that the Payment Standard for the Section 8 Voucher Program shall be calculated at 110% of the FY 2024-2025 SAFMR, as established by HUD.

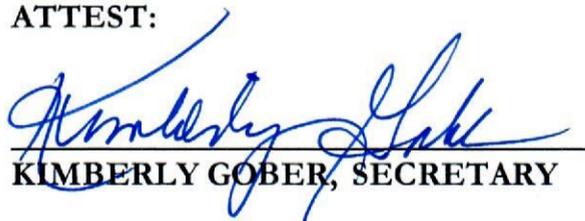
BE IT FURTHER RESOLVED that this resolution shall supersede all prior resolutions establishing Payment Standards for the Section 8 Housing Choice Voucher Program.

ADOPTED at a Regular meeting of the Housing Authority of Gloucester County, held on the 25th day of September 2024.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: SEPTEMBER 25, 2024

RESOLUTION #24-93
RESOLUTION RATIFYING USE
OF UPDATED OPRA FORM
OPRA POLICY

WHEREAS, the OPRA Policy is the Housing Authority of Gloucester County's (HAGC) written procedure that ensures members of the general public are granted access to all records maintained by HAGC, unless specifically exempt in accordance with the Open Public Records Act (OPRA), *N.J.S.A. 47:1A-1.1 et. seq.*; and

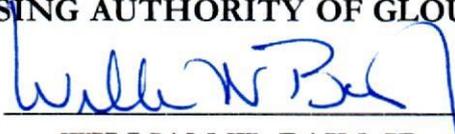
WHEREAS, P.L. 2024, c. 16, required all agencies subject to OPRA to adopt the form established by the Government Records Council . . . for the use of any person who requests access to a government record held or controlled by the public agency." *N.J.S.A.47:1A-5(f)*, effective September 3, 2024; and

WHEREAS, HAGC updated the adopted the above-mentioned form, effective September 3, 2024.

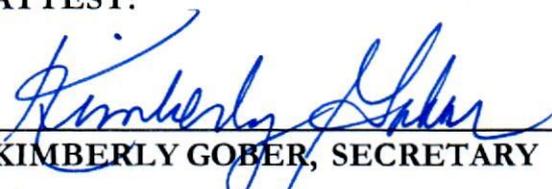
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the revised OPRA Policy as attached hereto, be and hereby is accepted and ratified, and shall supersede all prior resolutions addressing the subject matter of this resolution.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 25th day of September 2024.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: SEPTEMBER 25, 2024

RESOLUTION #24-94

**RESOLUTION AUTHORIZING THE ADOPTION OF THE
CALCULATION OF OPERATING
SUBSIDY FOR FISCAL YEAR ENDING 12/31/2025
PUBLIC HOUSING OPERATING BUDGET**

WHEREAS, the Public Housing Operating Fund Program supports the operation of 262 units of public housing for the Housing Authority of Gloucester County (HAGC), contributing to the long-term viability and preservation of the non-profit; and

WHEREAS, nearly eighty percent (80%) of the families served by the Program are elderly and/or disabled households on a fixed income; and

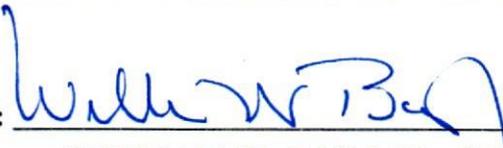
WHEREAS, funding commitment for FY2025, under Operating Fund Projects NJ204000001, NJ204000003, and NJ204000004 is expected to be released by the Department of Housing & Urban Development (HUD) on October 7, 2024; and

WHEREAS, the adopted Operating Budget must be submitted to HUD by October 18, 2024.

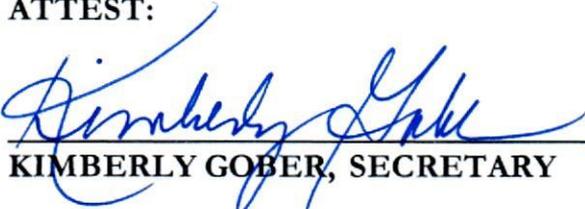
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Executive Director, or designee, be and is hereby authorized to timely submit the Public Housing Operating Fund Budget for projects NJ204000001, NJ204000003, and NJ204000004.

ADOPTED at a Regular meeting of the Housing Authority of Gloucester County, held on the 25th day of September 2024.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: 
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:


KIMBERLY GOBER, SECRETARY

DATE: SEPTEMBER 25, 2024