



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

MARCH 25, 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, March 25, 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:

- ✓ N/A

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
- ✓ Nelly Rojas, Executive Assistant
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Grace Turchi, 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."



MOMENT OF SILENCE:

The Board takes a moment of silence in honor of Chairman William Bain, Jr. and his years of selfless service to HAGC.



PUBLIC PORTION:

Agenda items only.

MOTION TO OPEN PUBLIC PORTION:

MOTION: Commissioner Daniel Reed

SECOND: 2nd Vice Chairman Brenden Garozzo

ALL IN FAVOR

Public present, no comments.

MOTION TO CLOSE PUBLIC PORTION:

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

 **EXECUTIVE SESSION:**

26-18 CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION

MOTION TO OPEN EXECUTIVE SESSION

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

- Contract Negotiation

MOTION TO CLOSE EXECUTIVE SESSION

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

 **EXECUTIVE DIRECTOR REPORT:**

- E.D. Gober discusses HUD's cash management program related to the public housing program. There is not sufficient guidance, tracking will be challenging.
- E.D. Gober indicates HUD issued a proposal to eliminate the 30-day notices on evictions; the 30-day notice has caused an increase in Tenant Accounts Receivables (TAR) nationwide. HAGC rent collections are 66.5%. Solicitor, James Pierson, Esq. indicates in the private sector no such notice is required.
- E.D. Gober indicates a new procurement handbook has been issued by HUD on March 5, 2026, replacing the prior handbook from 2007, and has incorporated the 2 CFR Part 200. There are concerns that it is implicitly federalizing fee income. The handbook also takes voucher administrative fees which are defederalized and are now subject to federal procurement requirements.
- E.D. Gober discusses HUD's Proposed Rule on Work Requirements and Term Limits for the Housing Choice Voucher Program, HUD's proposed rule allows Housing Authorities to implement work requirements to participate in job training/education (up to 40 hours/week) for able bodied individuals 18-61 with exclusions and term limits where Housing Authorities may set a maximum, non-renewable term of assistance for households (minimum two years) for non-elderly, non-disabled adults in HUD assisted housing. The rule is optional and aimed at promoting self-sufficiency, HAGC will be evaluating, supportive services are to be offered but no funding is given for the supportive services.
- E.D. Gober indicates HAGC's Housing Choice Voucher Program remains in shortfall, HAGC has not received the funding for the HCV or Public Housing Program. The HCV per unit cost has increased nationally by over 78% from January 2016 to November 2025, the funding has not kept up with the inflation. HUD expects shortfall to exceed the \$400M set aside in Congress. In August 2024 HUD recaptured HAGC's reserves, which put HAGC in shortfall. This year's bill had a provision that prohibits HUD from recapturing money that will put an agency in shortfall. If HAGC does not have sufficient funding at the end of the year, households may have to be terminated for lack of funding. HAGC is complying with shortfall requirements and will apply for all available shortfall funding.
- E.D. Gober discusses the NJNAHRO newsletter, HAGC has two articles in the newsletter regarding an FSS participant and an article regarding the RSCD ribbon cutting ceremony.
- E.D. Gober reviews the resolutions on the agenda with the Board.

- E.D. Gober indicates that the financial statements have been submitted in the REAC system prior to the submission due date, Colonial Park and Pop Moylan draft audits will be received soon. HAGC FYE 12/31/25 audits are underway.
- E.D. Gober discusses the NJPHA JIF training course for Commissioners and the Executive Director to save on insurance.
- E.D. Gober speaks about Chairman William W. Bain Jr. and his service with HAGC.

NO COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- Review and Action of Minutes – FEBRUARY 2026
- Consider Interim Bill List, 26-03 Sections A, B, C, D, E,
- Consider Bill List 26-03 Sections E, F, G, H, I
- Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. and Sections A, B, C, D, E, F
- Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J



RESOLUTIONS

<u>26-12</u>	CONSIDER RESOLUTION HONORING CHAIRMAN WILLIAM W. BAIN JR.
<u>26-13</u>	CONSIDER RESOLUTION EXTENDING THE SELF-INSURED GROUP HEALTH CARE BENEFIT PLAN FOR ELIGIBLE HAGC EMPLOYEES, THEIR ELIGIBLE DEPENDENTS & OTHER ELIGIBLE PERSONS HARDENBERGH INSURANCE ROLL CALL VOTE
<u>26-14</u>	CONSIDER RESOLUTION APPROVING ANNUAL UPDATE TO HAGC’S ALL HAZARD EMERGENCY PREPAREDNESS AND RESPONSE PLAN
<u>26-15</u>	CONSIDER RESOLUTION APPROVING CONTRACT FOR TECHNICAL ACCOUNTING CONSULTING SERVICES
<u>26-16</u>	CONSIDER RESOLUTION ESTABLISHING AMENDED PAYMENT STANDARDS – SECTION 8 HOUSING CHOICE VOUCHER PROGRAM FY2026 FOR COST SAVINGS MEASURES
<u>26-17</u>	CONSIDER RESOLUTION APPROVING REVISED SECTION 8 ADMINISTRATIVE PLAN

MOTION TO APPROVE AGENDA RESOLUTIONS 26-12 THROUGH 26-17 AND ALL ACTION ITEMS:

MOTION: Commissioner Daniel Reed
 SECOND: 2nd Vice Chairman Brenden Garozzo
 ALL IN FAVOR



PUBLIC PORTION:

MOTION TO OPEN PUBLIC PORTION:

MOTION: Commissioner Daniel Reed
 SECOND: 2nd Vice Chairman Brenden Garozzo
 ALL IN FAVOR

Public present. No Comments.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Daniel Reed
 SECOND: 2nd Vice Chairman Brenden Garozzo
 ALL IN FAVOR

 **ADJOURNMENT:**

MOTION TO ADJOURN:

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

Respectfully submitted,



Kimberly Gober, Secretary
Dated: March 25, 2026