RESOLUTION #25-99

RESOLUTION APPROVING

THE HOUSING AUTHORITY OF

GLOUCESTER COUNTY

BUDGET FY2026

JANUARY 1, 2026 TO DECEMBER 31, 2026

WHEREAS, the Annual Budget for Housing Authority of Gloucester County for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented before the governing body of the Housing Authority of Gloucester County at its open public meeting on October 22, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of **$30,126,250.00**, Total Appropriations including any Accumulated Deficit, if any, of **$34,615,850.00**, and Total Unrestricted Net Position planned to be utilized as funding thereof, of **$ 4,554,400.00**; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of **$752,104.00** and Total Unrestricted Net Position planned to be utilized as funding thereof, of **$0.00**; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Housing Authority of Gloucester County, at an open public meeting held on October 22, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Housing Authority of Gloucester County for the fiscal year beginning January 01, 2026 and ending December 31, 2026, is hereby approved; and

BE IT FURTHER RESOLVED that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED that the governing body of the Housing Authority of Gloucester County will consider the Annual Budget and Capital Budget / Program for Adoption on December 17, 2025.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 22nd day of October 2025.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

_____
KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 22, 2025

GOVERNING BODY RECORDED VOTE

MEMBER	AYE	NAY	ABSTAIN	ABSENT
WILLIAM W. BAIN, JR.	✓			
JOHN GIOVANNITTI	✓			
BRENDEN GAROZZO	✓			
SCOTT H. KINTZING	✓			
DANIEL B. REED	✓			

RESOLUTION #25-100

RESOLUTION APPROVING REVISED
MANAGEMENT PLAN, LEASE AND HOUSE RULES
RESIDENCE AT SOUTH COLLEGE DRIVE

WHEREAS, Gloucester County Housing Development Corporation (GCHDC) is the owner of the **Residence at South College Drive**, located at 100 South College Drive, Sewell, New Jersey 08080; and

WHEREAS, the Housing Authority of Gloucester County (HAGC) and GCHDC entered into a Management Agreement regarding the management by HAGC of the Residence at South College Drive; and

WHEREAS, GCHDC and HAGC had developed a Management Plan, Lease and House Rules relative to the administration of the Residence at South College Drive; and

WHEREAS, GCHDC and HAGC wish to revise the Management Plan, Lease and House Rules relative to the administration of the Residence at South College Drive, a copy of which is attached hereto and incorporated herein as Exhibit A ("Management Plan"), Exhibit B ("Lease") and Exhibit C ("House Rules").

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the revised Management Plan, Lease and House Rules attached hereto be and are hereby approved, subject to final Counsel review and approval.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 22nd day of October 2025.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____

WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

_____

KIMBERLY GOBER, SECRETARY

DATED: OCTOBER 22, 2025

RESOLUTION #25-101

RESOLUTION AUTHORIZING APPLICATION FOR FUNDS

ADVERTISED IN HUD NOFO

FAMILY SELF SUFFICIENCY (FSS) PROGRAM COORDINATOR FUNDING

WHEREAS, the Family Self Sufficiency (FSS) Program provides funding to Public Housing Agencies to hire and retain FSS Program Coordinators who help program participants achieve financial stability and reduce reliance on federal assistance programs; and

WHEREAS, HAGC has previously applied for and received funding to pay the salaries of the FSS Program Coordinator; and

WHEREAS, the U. S. Department for Housing and Urban Development (HUD) has indicated that funding to pay the salary of the FSS Program Coordinator may be available upon response to a HUD Notification of Fund Opportunity (NOFO), and filing of an application; and

WHEREAS, in order to continue to provide FSS services to our very low-income citizens, HAGC has determined to further participate in said program and wishes to submit an application before the deadline of October 29, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Executive Director be and hereby is authorized to prepare, submit and execute all documents related to the application.

BE IT FURTHER RESOLVED that the Executive Director is authorized to arrange for "Memoranda of Understanding", or other programmatic required documents as may be necessary.

ADOPTED at a Regular Meeting of the Housing Authority of Gloucester County, held on the 22nd day of October 2025.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

_____
KIMBERLY GOBER, SECRETARY
DATE: OCTOBER 22, 2025

RESOLUTION #25-102

RESOLUTION AUTHORIZING AN INCREASE IN

PUBLIC HOUSING FLAT RENTS

WHEREAS, The Housing Authority of Gloucester County (HAGC) is required by HUD to establish flat rents for all residents of federally funded Public Housing. This is an alternative to rent based on a percentage of the household income. Residents may choose to pay either rent calculated at no less than 80% of their monthly income or the flat rent that the HAGC has established for the unit. By law, Flat rents are intended to reflect the market; and

WHEREAS, HAGC has reviewed its Public Housing flat rent schedule for compliance with the Fair Market Rents published by HUD effective **January 1, 2026,** as reflected below.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Gloucester County that the Executive Director be and is hereby authorized to change the flat rents as follows:

NJ201-1	ZIP	Bedrooms	Utility Allowance	2025 FMR	2025 SAFMR	2026 Flat Rent
1	08071	2	205	1802	1880	1840
2	08094	2	218	1802	1810	1840
3	08096	2	212	1802	1920	1930
4	08086	2	205	1802	2210	2180
5	08096	2	196	1802	1920	1930
6	08086	2	185	1802	1920	2210
7	08094	3	253	2170	2200	2220
8	08012	3	484	2171	2270	2350
9	08094	3	243	2171	2200	2220
10	08086	3	231	2171	2660	2610
11	08093	3	231	2171	2000	1980
12	08051	3	231	2171	2590	2530
13	08096	3	253	2171	2310	2310
14	08094	3	516	2171	2200	2220
15	08093	3	253	2171	2000	1980
16	08096	3	231	2171	2310	2310
17	08093	3	253	2171	2000	1980

18	08094	3	231	2171	2200	2220
19	08094	3	257	2171	2200	2220
20	08080	3	490	2171	2260	2610
21	08096	3	231	2171	2310	2310
22	08096	3	231	2171	2310	2310
23	08086	3	253	2171	2260	2610
24	08096	3	231	2171	2310	2310
25	08094	3	253	2171	2200	2210
26	08094	3	462	2171	2200	2220
27	08080	3	462	2171	2660	2610
28	08094	3	490	2171	2200	2200
29	08096	3	253	2171	2310	2310
30	08080	3	253	2171	2260	2610
31	08090	3	231	2171	2430	2410
32	08096	3	231	2171	2310	2310
33	08090	3	231	2171	2430	2410
34	08093	3	253	2171	2000	1980
35	08096	3	253	2171	2310	2310
36	08094	3	462	2171	2200	2220
37	08096	3	231	2171	2310	2310
38	08090	3	253	2171	2430	2410
39	08090	3	253	2171	2430	2410
40	08094	3	253	2171	2200	2220
41	08094	3	231	2171	2200	2220
42	08096	3	253	2171	2310	2310
43	08094	3	253	2171	2200	2220
44	08094	3	253	2171	2200	2220
45	08086	3	231	2171	2260	2610
46	08090	3	253	2171	2430	2410
47	08096	3	253	2171	2310	2310
48	08090	3	253	2171	2430	2410
49	08093	3	231	2171	2000	1980
50	08096	3	253	2171	2310	2310

51	08096	3	231	2171	2310	2310
52	08093	3	231	2171	2000	1980
53	08086	4	275	2468	3030	2920
54	08090	4	302	2468	2760	2690
55	08096	4	302	2468	2630	2580
56	08093	4	302	2468	2270	2210
57	08051	4	275	2468	2940	2840
58	08094	4	570	2468	2490	2480
59	08090	4	302	2468	2760	2690
60	08093	4	302	2468	2270	2210
61	08096	4	275	2468	2630	2580
62	08090	4	302	2468	2760	2690
NJ204-3	**ZIP**	**Bedrooms**	**Utility Allowance**	**2025 FMR**	**2025 SAFMR**	**2026 Flat Rent**
	08094	1	85	1512	1510	1540
NJ204-4	**ZIP**	**Bedrooms**	**Utility Allowance**	**2025 FMR**	**2025 SAFMR**	**2026 Flat Rent**
	08096	1	85	1512	1610	1620

This resolution shall supersede all previous resolutions establishing flat rents for the Public Housing Program.

ADOPTED at a regular meeting of the Housing Authority of Gloucester County, held on the 22nd day of October 2025.

THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

BY: _____
WILLIAM W. BAIN, JR., CHAIRMAN

ATTEST:

_____
KIMBERLY GOBER, SECRETARY

DATE: OCTOBER 22, 2025