



JAY LAPP • Chairman
ANDREW HALTER • Commissioner
SHIRLEY ANDERSON • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

JACOB HINES • Vice-Chairman
THURASINGHAM MOHANAKANTHAN • Commissioner
DAVID WITTS • Commissioner

REGULAR COMMISSIONER MEETING
CALLED BY JAY LAPP, CHAIRMAN
SECRETARY – KIMBERLY GOBER
SOLICITOR – BROWN & CONNERY

DECEMBER 16, 2025

5:00 PM

181 Delsea Manor Dr., Glassboro, NJ 08028



1.	CHAIRMAN	THE PLEDGE OF ALLEGIANCE
2.	CHAIRMAN	CALL THE MEETING TO ORDER
3.	SECRETARY	ROLL CALL
4.	SOLICITOR	ANNOUNCEMENT “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.”
5.	CHAIRMAN	PUBLIC PORTION – COMMENTS FROM THE PUBLIC
6.	CHAIRMAN	REVIEW AND ACTION OF MINUTES – NOVEMBER 2025
7.	FINANCE	FINANCIAL REPORTS
8.	CORRESPONDENCE	PRE-PACKET: <ul style="list-style-type: none">❖ GHA RESIDENT NEWSLETTER❖ J.A. MONTGOMERY - SECURITY LOSS REPORT❖ HUD - LETTER ON CRIMINAL SCREENING RESPONSIBILITIES OF PHAS AND OWNERS❖ WHYY - PHILADELPHIA HOUSING AUTHORITY WILL SHRINK STAFF IN 2026 TO CUT OPERATING EXPENSES❖ NYC - ALL 70 NYCHA ROGUES FOUND GUILTY AS NYC HOUSING SCAMMERS ARE CAUGHT IN \$2.1M BRIBE PLOT❖ CLPHA - HUD PUBLISHES NOTICE REDEFINING PROGRAMS SUBJECT TO COMPLIANCE WITH PRWORA❖ PHADA NEWS ALERT: DECEMBER HCV SHORTFALL PAYMENTS ARE DELAYED BUT ON THE WAY❖ NJ.COM - JURY AWARDS 1.7M TO N.J. HOUSING WORKERS FIRED AFTER REPORTING FRAUD❖ HUD – NJ051 SHORTFALL APPLICATION ELIGIBILITY RESULTS❖ CAPITOL EXPRESS - HOUSE SIGNALS BIPARTISAN ACTION ON HOUSING SUPPLY
9.	REPORTS	<ul style="list-style-type: none">❖ DIRECTOR’S REPORT❖ MODERNIZATION REPORT

10.	NEW BUSINESS	<u>2025-65</u>	CONSIDER RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES
		<u>2025-66</u>	CONSIDER RESOLUTION ADOPTING BUDGET FY2026 ROLL CALL VOTE
		<u>2025-67</u>	CONSIDER RESOLUTION APPROVING REVISION TO SECTION 8 ADMINISTRATIVE PLAN
		<u>2025-68</u>	CONSIDER RESOLUTION APPROVING REVISION TO SECTION 8 ADMINISTRATIVE PLAN – RENTAL ASSISTANCE DEMONSTRATION ADDENDUM
		<u>2025-69</u>	CONSIDER RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)
		<u>2025-70</u>	CONSIDER RESOLUTION APPOINTING A FUND COMMISSIONER FOR THE JIF INSURANCE FUND
		<u>2025-71</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING CONTRACTS FOR PRIMARY AND SECONDARY LEGAL SERVICES FY26 – RFP #25-002
		<u>2025-72</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR AUDIT SERVICES FYE 2025 – RFP #25-003
		<u>2025-73</u>	CONSIDER RESOLUTION AUTHORIZING AND ACCEPTING A CONTRACT FOR HOUSING DEVELOPMENT CONSULTANT SERVICES FY26 - RFP #25-004
		<u>2025-74</u>	CONSIDER RESOLUTION AUTHORIZING CONTINUED PARTICIPATION VARIOUS SERVICES COMMISSION COOPERATIVE PRICING SYSTEMS FY2026
		<u>2025-75</u>	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION
11.	ADJOURNMENT		