

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – April 16, 2025 (2025-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of **\$129,730.32** and payroll payments of **\$14,574.80** for a total of **\$144,305.12** since the last Board meeting of **March 19, 2025**. Details of this month's payments to be approved are included in the Accountant's Reports for the month of April, 2025.

SIGNATURES:

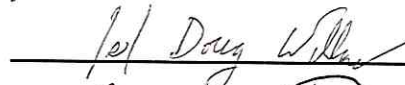
Lawrence Gasperone, Chairperson



Brian Seltzer, Vice-Chairperson



Douglas Wallace



Rosa Tanzi



James Coyne



David Murdock



HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – March 19, 2025 (2025-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$56,231.01 and payroll payments of \$14,532.62 for a total of \$70,763.63 since the last Board meeting of February 19, 2025. Details of this month's payments to be approved are included in the Accountant's Reports for the month of March, 2025.

SIGNATURES:

Lawrence Gasperone, Chairperson

Approved

Brian Seltzer, Vice-Chairperson

Approved

Douglas Wallace

Approved

Rosa Tanzi

Approved

James Coyne

Approved

THE HADDON TOWNSHIP HOUSING AUTHORITY
RESOLUTION 2025-2 – Meeting held on February 19, 2025
RESOLUTION AWARDED THE CONTRACT FOR THE 3rd PHASE
OF THE TUB TO SHOWER CONVERSIONS FOR TENTY (20) APARTMENTS

WHEREAS, the Housing Authority of the Township of Haddon (hereinafter referred to as HTHA) has determined that it needs to procure services for work, which includes but is not limited to: Removing the existing cast iron tub in twenty (20) apartments and installing a new acrylic tub to shower conversion kit complete with new shower valve, head and trim kit. Accessories to be Included in the installation are grab bars, soap dish caddy, and shower curtain rod. Other Incidental work required to complete the shower installation is also included; and

WHEREAS, the HTHA has published in the newspaper an invitation to bid; and

WHEREAS, the HTHA received bids from three (3) bidders on January 30, 2025; and

WHEREAS, on the public opening of the bids RNM Construction, LLC of Cookstown, N.J. with a bid of \$139,900.00 was found to be the lowest responsible bidder pursuant to both N.J.S.A. 40A:11-2 and N.J.S.A. 40A:11-4; and

WHEREAS, the bid submitted by RNM Construction, LLC has been reviewed by Habitech Architecture who recommended the contract be awarded to RNM Construction, LLC and deemed by the HTHA to be both responsive and conforming with all requirements set forth by the New Jersey Public Contracts Law, the bid specifications and the invitation to bid;

THEREFORE BE IT RESOLVED that the Board of Commissioners of the HTHA hereby finds that the Contract for the above captioned work items as described in the bid specifications and drawings, Be awarded to RNM Construction, LLC, in the amount of \$139,900.00; and

BE IT FURTHER RESOLVED that the HTHA Board of Commissioners hereby authorize and direct the Executive Director, Walter A. Norris of the HTHA to execute said contract and take any and all necessary Administrative actions to implement this Resolution #2025-2, approved and signed at the regularly Scheduled meeting held on February 19, 2025 of the Haddon Township Housing Authority.

APPROVED WITH SIGNATURES:

Lawrence Gasperone, Chairperson

Brian Seltzer, Vice-Chairperson

Rosa Tanzi

Douglas Wallace

James Coyne

David Murdock

Approval

Approval

Approval

Approval

Abstain

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – February 19, 2025 (2025-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$69,741.51 and payroll payments of \$14,735.92 for a total of \$84,477.43 since the last Board meeting of January 15, 2025. Details of this month's payments to be approved are included in the Accountant's Reports for the month of February, 2025.

SIGNATURES:

Lawrence Gasperone, Chairperson

Approval

Brian Seltzer, Vice-Chairperson

Approval

Douglas Wallace

Approval

Rosa Tanzi

Approval

James Coyne

Approval

David Murdock

Abstain

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – January 15 2025 (2025-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of **\$70,748.79** and payroll payments of **\$14,775.42** for a total of **\$85,524.21** since the last Board meeting of **December 18, 2024**. Details of this month's payments to be approved are included in the Accountant's Reports for the month of January, 2025.

SIGNATURES:

Lawrence Gasperone, Chairperson

Approval

Brian Seltzer, Vice-Chairperson

Approval

Douglas Wallace

Approval

Rosa Tanzi

Approval

James Coyne

Approval



HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – December 18, 2024 (2024-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$43,744.13 and payroll payments of \$18,396.76 for a total of \$62,140.89 since the last Board meeting of November 20, 2024. Details of this month's payments to be approved are included in the Meeting Reports for the meeting of December 18, 2024 and filed accordingly.

SIGNATURES:

Lawrence Gasperone, Chairperson



Brian Seltzer, Vice-Chairperson



Douglas Wallace



Rosa Tanzi



James Coyne



Henry Leimkuhler



THE HADDON TOWNSHIP HOUSING AUTHORITY –
MEETING HELD ON November 20, 2024
RESOLUTION 2024-2 – APPOINTING HARDENBERGH
INSURANCE GROUP AS THE RISK MANAGEMENT CONSULTANT FOR
THE HADDON TOWNSHIP HOUSING AUTHORITY WITH REGARD TO
THE NEW JERSEY PUBLIC HOUSING AUTHORITY
JOINT INSURANCE FUND – January 1, 2025 through Dec. 31, 2027
(See attached)

APPROVED WITH SIGNATURES:

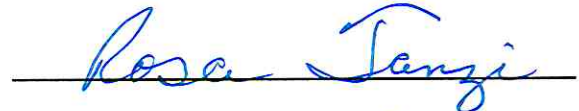
Lawrence Gasperone, Chairperson

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Brian Seltzer, Vice-Chairperson

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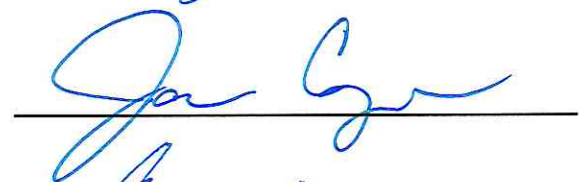
Rosa Tanzi

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Douglas Wallace

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James Coyne

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Henry Leimkuhler

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RESOLUTION 2024.2
NOVEMBER 20, 2024

"RESOLUTION"

APPOINTING RISK MANAGEMENT CONSULTANT

FROM

JANUARY 1, 2025 THROUGH DECEMBER 31, 2027

NEW JERSEY PUBLIC HOUSING AUTHORITIES

MUNICIPAL JOINT INSURANCE FUND

WHEREAS, the Governing Body of **Haddon Township Housing Authority** is a member of the **NEW JERSEY PUBLIC HOUSING AUTHORITIES Municipal Joint Insurance Fund**, a self insurance pooling fund, and;

WHEREAS, the Bylaws of said Fund require that each authority appoint a **RISK MANAGEMENT CONSULTANT** to perform various professional services as detailed in the Bylaws and;

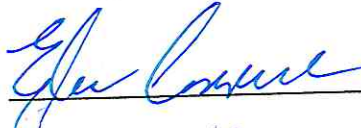
WHEREAS, the Bylaws indicate a fee not to exceed six percent (6%) of the authorities assessment which expenditure represents reasonable compensation for the services required and was included in the cost considered by the governing body and;

WHEREAS, NJSA 40A:11-5 (1) (m), specifically exempts the hiring of insurance consultants from competitive bidding as an extraordinary unspecifiable service; and

WHEREAS, the experience, knowledge of public insurance and risk management issues and judgmental nature required of a Risk Management Consultant are clearly an extraordinary unspecifiable service which therefore render competitive bidding impractical;

NOW THEREFORE, be it resolved that the governing body of the **Housing Authority of Haddon Township** does hereby appoint **Hardenbergh Insurance Group** as its Risk Management Consultant effective January 1, 2025 in accordance with 40A:11-5 and;

BE IT FURTHER RESOLVED that the governing body is hereby authorized and directed to execute the Consultant's Agreement annexed hereto and to cause a notice of this decision to be published according to NJSA 40A:11-5 (1), (a), (i).

ATTEST: 
12-18-24

AUTHORITY: 

RISK MANAGEMENT CONSULTANT AGREEMENT
NEW JERSEY PUBLIC HOUSING AUTHORITIES
MUNICIPAL JOINT INSURANCE FUND

THIS AGREEMENT entered into this 1st day of January, 2025, between the Haddon Township Housing Authority (hereinafter referred to as **AUTHORITY**) and Hardenbergh Insurance Group (hereinafter referred to as the **CONSULTANT**).

WHEREAS, the **CONSULTANT** has offered to the **AUTHORITY** professional risk management consulting services as required in the bylaws of the New Jersey Public Housing Authority Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Funds, and;

WHEREAS, the **AUTHORITY** desires these professional services pursuant to the resolution adopted by the governing body of the **AUTHORITY** at a meeting held on Nov. 20, 2024 and;

NOW, THEREFORE, the parties in consideration of the mutual promises and covenants set forth herein, agree as follows:

- I. For and in consideration of the amount stated hereinafter, the **CONSULTANT** shall:
 - a) Assist the **AUTHORITY** in identifying its insurable Property & Casualty exposures and to recommend professional methods to reduce, assume or transfer the risk or loss.
 - b) Assist the **AUTHORITY** in understanding the various coverages available from the New Jersey Public Housing Authority Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Fund.
 - c) Review with the **AUTHORITY** any additional coverages that the **CONSULTANT** feels should be carried but are not available from the **FUND** and subject to the **AUTHORITY**'s authorization, place such coverages outside the **FUND**.
 - d) Assist the **AUTHORITY** in the preparation of applications, statements of values, and similar documents requested by the **FUND**, it being understood that this Agreement does not include any appraisal work by the **CONSULTANT**.
 - e) Review Certificates of Insurance from contractors, vendors and professionals when requested by the **AUTHORITY**.
 - f) Review the **AUTHORITY**'s assessment as prepared by the **FUND** and assist the **AUTHORITY** in the preparation of its annual insurance budget.
 - g) Review the loss and engineering reports and generally assist the safety committee in its loss containment objectives. Also, attend no less than one

(1) municipal safety committee meeting per annum to promote the safety objectives and goals of the AUTHORITY and the FUND.

- h) Assist where needed in the settlement of claims, with the understanding that the scope of the CONSULTANT's involvement does not include the work normally done by a public adjuster.
- i) Perform any other risk management related services required by the FUND's bylaws.

2. In exchange for the above services, the CONSULTANT shall be compensated in the following manner:

- a) The AUTHORITY authorizes the FUND to pay its CONSULTANT compensation for services rendered an amount equal to six percent (6%) of the AUTHORITY's annual assessment as promulgated by the FUNDS. Said fee shall be paid to the CONSULTANT within thirty (30) days of payment of the AUTHORITY's assessment.
- b) For any insurance coverages authorized by the AUTHORITY to be placed outside the FUND, the CONSULTANT shall receive as compensation the normal brokerage commissions paid by the insurance company. The premiums for said policies shall not be added to the FUND's assessment in computing the fee outlined in 2 (a).
- c) If the AUTHORITY shall require of the CONSULTANT extra services other than those outlined above, the CONSULTANT shall be paid by the AUTHORITY a fee at the rate of \$0.00 per hour, in addition to actual expenses incurred.

3. The term of this Agreement shall be three (3) years. However, this Agreement may be terminated by either party at any time by mailing to the other written notice, certified mail return receipt, calling for termination at not less than thirty (30) days thereafter. In the event of termination of this Agreement, the CONSULTANT's fees outlined in 2 (a) above shall be prorated to date of termination.

ATTEST:

Walt Noss

ATTEST:

Elen Conner

Date:

12/18/24

AUTHORITY:

Walt Noss

CONSULTANT:

[Signature]

RESOLUTION 2024.3

2025 ADOPTED BUDGET RESOLUTION

Haddon Township Housing Authority

FISCAL YEAR: January 01, 2025 to December 31, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the Haddon Township Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented for adoption before the governing body of the Haddon Township Housing Authority at its open public meeting of December 18, 2024; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$947,250.00, Total Appropriations, including any Accumulated Deficit, if any, of \$902,710.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$154,454.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Haddon Township Housing Authority at an open public meeting held on December 18, 2024 that the Annual Budget and Capital Budget/Program of the Haddon Township Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

wnorris@haddonhousing.com
(Secretary's Signature)

12/18/2024
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Lawrence Gasperone	✓			
Brian Seltzer	✓			
Rosa Tanzi	✓			
Douglas Wallace	✓			
James Coyne	✓			
Henry Leimkuhler				✓
Open				

THE HADDON TOWNSHIP HOUSING AUTHORITY

Appointment of Fund Commissioner – The New Jersey Public Housing Authority - JIF

RESOLUTION – December (2024-4) – Meeting date of Wednesday, Dec. 18, 2024

WHEREAS, the Haddon Township Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member of the Housing Authority Appoint a FUND COMMISSIONER to represent and serve the Authority as its Representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Haddon Township Housing Authority does hereby appoint WALTER A. NORRIS, EXECUTIVE DIRECTOR as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2025.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HADDON TOWNSHIP HOUSING AUTHORITY AT A MEETING HELD ON December 18, 2024.

APPROVED WITH SIGNATURES:

Lawrence Gasperone, Chairperson

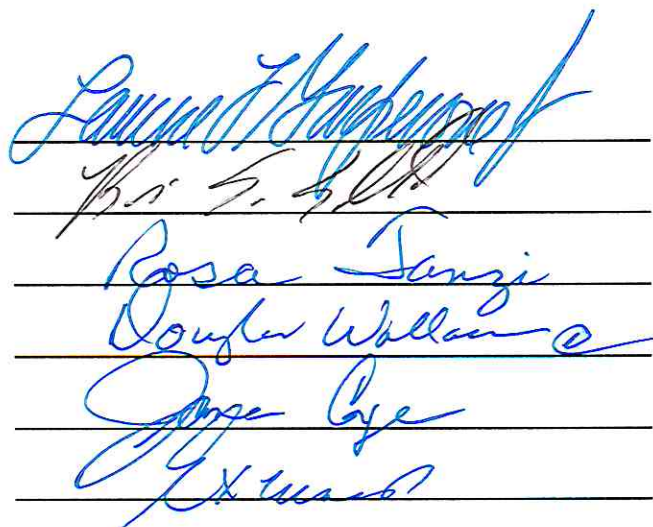
Brian Seltzer, Vice-Chairperson

Rosa Tanzi

Douglas Wallace

James Coyne

Henry Leimkuhler

The block contains five handwritten signatures in blue ink, each written over a horizontal line. From top to bottom, the signatures are: Lawrence Gasperone, Brian Seltzer, Rosa Tanzi, Douglas Wallace, and James Coyne. The signature for Henry Leimkuhler is not present.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – DECEMBER 18, 2024 (2024-5)

WHEREAS, the Board of the Housing Authority of Haddon, acting within its Authority and Obligation, after reviewing the timing of the meetings being held on a monthly basis, and in the interest of economy of time and movement of our Board members, and based on the lack of complexity at our monthly meetings, it is hereby moved beginning in the year 2025 and going forward, the Board will hold its meetings every other month, starting February 2025.

If the need arises for the Board to address any unforeseen complex matters which requires immediate attention, the Board members shall be notified by telephone to hold an emergency meeting at a given time.

APPROVED WITH SIGNATURES:

Lawrence Gasperone, Chairperson







Brian Seltzer, Vice Chairperson

Rosa Tanzi

James Coyne

Douglas Wallace

Henry Leimkuhler

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – DECEMBER 18, 2024 (2024-6)

WHEREAS, to effectuate the eviction of David Paradiso for violation of the federal rules allowing overnight visitors, and the matter having gone to Landlord/Tenant court in Camden in July 2024, and to avoid a disturbing transition for tenant to be removed from the residence, David Paradiso agreed to move out by October 1, 2024, and to act with fairness to all parties, the Executive Director agreed to waive David Paradiso's rent in the amount of \$825.00 for the month of September, 2024.

APPROVED WITH SIGNATURES:

Lawrence Gasperone, Chairperson

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Brian Seltzer, Vice Chairperson

A blue ink signature of Brian Seltzer written over a horizontal line.

Rosa Tanzi

A blue ink signature of Rosa Tanzi written over a horizontal line.

James Coyne

A blue ink signature of James Coyne written over a horizontal line.

Douglas Wallace

A blue ink signature of Douglas Wallace written over a horizontal line.

Henry Leimkuhler

A blue ink signature of Henry Leimkuhler written over a horizontal line.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – November 20, 2024 (2024-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$116,665.19 and payroll payments of \$14,651.00 for a total of \$131,316.19 since the last Board meeting of October 16, 2024. Details of this month's payments to be approved are included in the Meeting Reports for the meeting of November 20, 2024 and filed accordingly.

SIGNATURES:

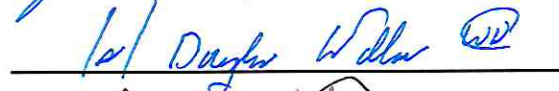
Lawrence Gasperone, Chairperson



Brian Seltzer, Vice-Chairperson



Douglas Wallace



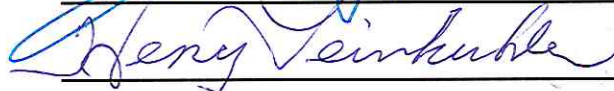
Rosa Tanzi



James Coyne



Henry Leimkuhler



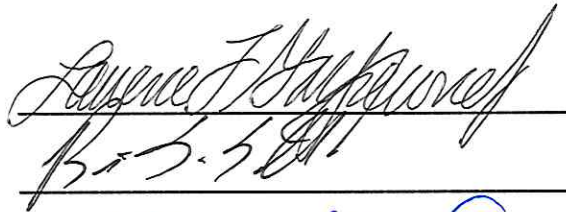
HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – October 16, 2024 (2024-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$64,570.32 and payroll payments of \$14,162.56 for a total of \$78,732.88 since the last Board meeting of September, 2024. Details of this month's payments to be approved are included in the Meeting Reports for the meeting of October 16, 2024 and filed accordingly.

SIGNATURES:

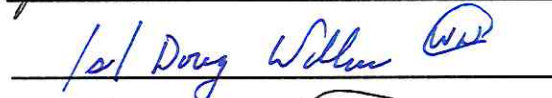
Lawrence Gasperone, Chairperson

A handwritten signature in blue ink, appearing to read "Lawrence Gasperone", written over a horizontal line.

Brian Seltzer, Vice-Chairperson

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Douglas Wallace

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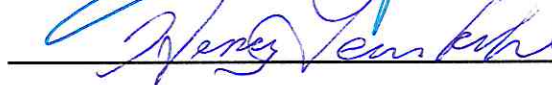
Rosa Tanzi

A handwritten signature in blue ink, appearing to read "Rosa Tanzi", written over a horizontal line.

James Coyne

A handwritten signature in blue ink, appearing to read "James Coyne", written over a horizontal line.

Henry Leimkuhler

A handwritten signature in blue ink, appearing to read "Henry Leimkuhler", written over a horizontal line.

RESOLUTION 2024-2 (10/16/2024)

2025 HOUSING AUTHORITY BUDGET RESOLUTION

Haddon Township Housing Authority

FISCAL YEAR: January 01, 2025 to December 31, 2025

WHEREAS, the Annual Budget for Haddon Township Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented before the governing body of the Haddon Township Housing Authority at its open public meeting of October 16, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$947,250.00, Total Appropriations including any Accumulated Deficit, if any, of \$902,710.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$154,454.00 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 Haddon Township Housing Authority, at an open public meeting held on October 16, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Haddon Township Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025, 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 Housing 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 Haddon Township Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on December 18, 2024.

wnorris@haddonhousing.com

(Secretary's Signature)

Walter A. Norris (Walter A. Norris)

10/16/2024

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Lawrence Gasperone	✓			
Brian Seltzer	✓			
Rosa Tanzi	✓			
Douglas Wallace	✓			
James Coyne	✓			
Henry Leimkuhler	✓			
Open				

The Haddon Township Housing Authority

Meeting held on Wednesday, October 16, 2024 – 7:00 p.m.

RESOLUTION 2024-03 (10/16/2024)
Adopting the 2023 Annual Audit Report

WHEREAS, N.J.S.A. 40A:5A-5 requires the governing body of each local Authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual audit report for the fiscal year ended **December 31, 2023** has been completed and filed with the Haddon Township Housing Authority pursuant to N.J.S.A. 40A:5A-15; and

WHEREAS, N.J.S.A. 40A:5A-17 requires the governing body of each Authority, within 45 days of receipt of the annual audit, to certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report and specifically the sections of the audit titled “General Comments” and “Recommendations” and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled “General Comments” and “Recommendations” in accordance with N.J.S.A. 40A:5A-17.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the Haddon Township Housing Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended December 31, 2023 and specifically has reviewed the sections of the audit report entitled “General Comments” and “Recommendations” and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the Secretary of the Authority is hereby directed to promptly submit to the Local Finance Board the aforesaid Group Affidavit, accompanied by a certified true copy of this Resolution. IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION

APPROVED AT THE MEETING HELD ON OCTOBER 16, 2024.

Secretary: *[Signature]* **Date:** 10-16-2024 **Page 1 of 2**

THE HADDON TOWNSHIP HOUSING AUTHORITY – GROUP AFFIDAVIT FORM

PRESCRIBED BY THE NEW JERSEY LOCAL FINANCE BOARD

AUDIT REVIEW CERTIFICATE

We, the members of the Governing Body of THE HADDON TOWNSHIP HOUSING AUTHORITY, being
of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed/~~elected~~ (cross out one) members of THE HADDON TOWNSHIP HOUSING AUTHORITY.
2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the Annual Audit Report for the fiscal year ended December 31, 2023, and specifically the sections of the audit Report entitled "General Comments" and "Recommendations."

PRINT NAME:

James Coyne
Brian Seltzer
~~Henry~~
Henry Leimkuhler
Rosa Tanzi
LAWRENCE GASPERONE
Doug Wallace

SIGNATURE:

[Signature]
[Signature]
[Signature]
Rosa Tanzi
LAWRENCE GASPERONE
1s/Doug Wallace

Sworn to and subscribed before me this 16th day of October, 2024

[Signature]
Notary Public of New Jersey

ELEANOR CONNELL
Notary Public of New Jersey
My Commission Expires Feb. 6, 2027

THE HADDON TOWNSHIP HOUSING AUTHORITY

RESOLUTION – OCTOBER (2024-4)

Meeting date of Wednesday, October 16, 2024

WHEREAS, the Executive Director as well as the Chairperson and Board of Commissioners of the Haddon Twp. Housing Authority of the Township of Haddon, New Jersey acting within its Authority and Obligation, moves to Approve and Execute the Haddon Twp. Housing Authority 5-year PHA Plan and Annual PHA Plan as outlined in the attached HUD form 50077; herein Referred to as “The Plan” of which this document is a part, and make the Certification and Agreements with the Dept. of Housing and Urban Development (HUD) for the PHA fiscal year beginning January 1, 2025 and Ending December 31, 2029, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof.

As Executed and Approved by the Executive Director:

Walter A. Norris 

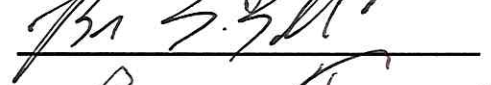
As Executed and Approved by the Chairperson and Board of Commissioners:

Signatures of the Haddon Township Housing Authority Board of Commissioners:

Lawrence Gasperone, Chairperson



Brian Seltzer, Vice-Chairperson



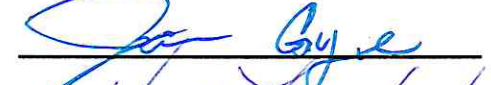
Rosa Tanzi



Douglas Wallace



James Coyne



Henry Leimkuhler



Certification of Compliance with PHA Plans and Related Regulations

(Small PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

PHA Certifications of Compliance with the PHA Plans and Related Regulations including Civil Rights and PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman 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 for the PHA fiscal year beginning 1/1/2025, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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 certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- ☒ 903.7a Housing Needs
- ☒ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- ☒ 903.7c Financial Resources
- ☒ 903.7d Rent Determination Policies
- ☐ 903.7h Demolition and Disposition
- ☐ 903.7k Homeownership Programs
- ☐ 903.7r Additional Information
 - ☒ A. Progress in meeting 5-year mission and goals
 - ☒ B. Criteria for substantial deviation and significant amendments
 - ☒ C. Other information requested by HUD
 - ☒ 1. Resident Advisory Board consultation process
 - ☒ 2. Membership of Resident Advisory Board
 - ☐ 3. Resident membership on PHA governing board

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 Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
 7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
 8. For a PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/TMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);

- 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 site-based waiting lists 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 waiting list is consistent with affirmatively furthering fair housing;
 - 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 part 903.7(c)(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. 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.
 11. 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.
 12. 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.
 13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 14. 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.
 15. 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.
 16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
 17. 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.
 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
 19. 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.
 20. 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.
 21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Haddon Township Housing Authority

PHA Name

NJ064

PHA Number/HA Code

✓ 5-Year PHA Plan for Fiscal Years 2025 - 2029

Annual PHA Plan for Fiscal Year 2025

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 Authorized Official
LAWRENCE GASPERONE

Title
CHAIRPERSON

Signature

Date

Lawrence Gasperone

10-16-2024