

**PENNS GROVE HOUSING AUTHORITY  
RESOLUTION ADOPTING DEFINITION OF SIGNIFICANT AMENDMENT TO THE ANNUAL  
PLAN, FIVE-YEAR PLAN, AND CAPITAL FUND PROGRAM (CFP) FIVE-YEAR ACTION PLAN**

**WHEREAS**, the Penns Grove Housing Authority (the “Authority”) is required to comply with the regulations of the U.S. Department of Housing and Urban Development (HUD) regarding the preparation and amendment of its Annual Plan, Five-Year Plan, and Capital Fund Program (CFP) Five-Year Action Plan; and

**WHEREAS**, HUD regulations require each Public Housing Authority to define the basic criteria that will be used to determine what constitutes a “Significant Amendment or Modification” to its Annual Plan, Five-Year Plan, and CFP Five-Year Action Plan;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Penns Grove Housing Authority hereby adopts the following definition of a Significant Amendment or Modification:

A Significant Amendment or Modification shall mean any change in a policy or policies pertaining to the operation, administration, or capital planning of the Authority, including but not limited to the following:

1. Changes to the Procurement Policy;
2. Changes to the Admissions and Continued Occupancy Policy (ACOP);
3. Changes to the Administrative Plan;
4. Changes to the Dwelling Lease;
5. Application for and/or implementation of RAD Section 18 Blend and/or Project-Based Voucher (PBV) programs.

Any items listed above shall be considered Significant Amendments to the CFP Five-Year Action Plan, as well as the Annual Plan and Five-Year Plan.

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately upon adoption and shall remain in effect until amended or rescinded by the Board of Commissioners.

Adopted by the Board of Commissioners of the Penns Grove Housing Authority at a regular meeting held on March 4, 2026.

PENNS GROVE HOUSING AUTHORITY

Chairperson:

ATTEST:

Secretary / Executive Director

Resolution Number: 7-2026

Adopted: March 4, 2026

**PENNS GROVE HOUSING AUTHORITY  
RESOLUTION AMENDING THE PROCUREMENT POLICY**

**WHEREAS**, the Penns Grove Housing Authority (the “Authority”) is required to comply with applicable federal, state, and local procurement laws and regulations, including but not limited to 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), HUD procurement regulations, and New Jersey public contracting laws; and

**WHEREAS**, the Board of Commissioners has reviewed the current Procurement Policy and determined that amendments are necessary to ensure continued compliance with federal regulations, best practices, and operational efficiency; and

**WHEREAS**, the Board of Commissioners finds that amending the Procurement Policy is in the best interest of the Authority to promote transparency, accountability, and fiscal responsibility in all purchasing and contracting activities;

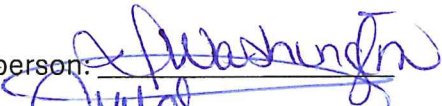
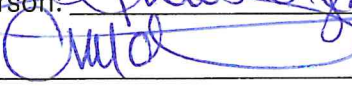
**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Penns Grove Housing Authority hereby approves and adopts the **amended Procurement Policy**, dated March 4, 2026, which is attached hereto and incorporated herein by reference.

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized and directed to implement and administer the amended Procurement Policy and to take all necessary actions to ensure compliance with applicable federal, state, and local procurement requirements.

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately upon adoption and shall remain in effect until further amended or rescinded by the Board of Commissioners.

**Adopted by the Board of Commissioners of the Penns Grove Housing Authority at a regular meeting held on March 4, 2026.**

PENNS GROVE HOUSING AUTHORITY

Chairperson:   
ATTEST: 

Secretary / Executive Director

Resolution Number: 8-2026

Adopted: March 4, 2026

**PENNS GROVE HOUSING AUTHORITY  
RESOLUTION AMENDING THE DWELLING LEASE**

**HEREAS**, the Penns Grove Housing Authority (the "Authority") is required to maintain a Dwelling Lease that complies with applicable federal regulations, including but not limited to 24 CFR Part 966 and other regulations promulgated by the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the Housing Opportunity Through Modernization Act of 2016 (HOTMA) and subsequent HUD regulatory updates require Public Housing Authorities to implement changes affecting income determinations, asset limitations, lease provisions, and related program administration; and

**WHEREAS**, the Board of Commissioners has reviewed the current Dwelling Lease and determined that amendments are necessary to ensure compliance with HOTMA, HUD regulations, and the operational needs of the Authority;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Penns Grove Housing Authority hereby approves and adopts the amended Dwelling Lease to ensure compliance with HOTMA and applicable HUD regulations, effective March 4, 2026, which is attached hereto and incorporated herein by reference.

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized and directed to implement the amended Dwelling Lease and to provide proper notice to residents in accordance with HUD regulations, including required resident notification and comment procedures, if applicable.

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately upon adoption.

**Adopted by the Board of Commissioners of the Penns Grove Housing Authority at a regular meeting held on March 4, 2026.**

PENNS GROVE HOUSING AUTHORITY

Chairperson:   
ATTEST:   
Secretary / Executive Director

Resolution Number: 9-2026

Adopted: March 4, 2026

**PENNS GROVE HOUSING AUTHORITY  
RESOLUTION AMENDING THE ADMINISTRATIVE PLAN**

**WHEREAS**, the Penns Grove Housing Authority (the “Authority”) administers the Housing Choice Voucher Program in accordance with regulations promulgated by the U.S. Department of Housing and Urban Development (HUD), including but not limited to 24 CFR Part 982; and

**WHEREAS**, the Housing Opportunity Through Modernization Act of 2016 (HOTMA) and subsequent HUD regulatory updates require Public Housing Authorities to implement changes affecting income determinations, asset limitations, program administration, and related policies; and

**WHEREAS**, the Board of Commissioners has reviewed the current Administrative Plan and determined that amendments are necessary to ensure compliance with HOTMA, HUD regulations, and the operational needs of the Authority;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Penns Grove Housing Authority hereby approves and adopts the amended Administrative Plan to ensure compliance with HOTMA and applicable HUD regulations, effective March 4, 2026, which is attached hereto and incorporated herein by reference.

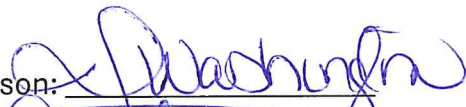
**BE IT FURTHER RESOLVED**, that the Executive Director is authorized and directed to implement the amended Administrative Plan and to provide proper notice, if required, in accordance with HUD regulations.

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately upon adoption.

Adopted by the Board of Commissioners of the Penns Grove Housing Authority at a regular meeting held on March 4, 2026.

PENNS GROVE HOUSING AUTHORITY

Chairperson:



ATTEST:

Secretary / Executive Director

Resolution Number: 10-2026

Adopted: March 4, 2026

**PENNS GROVE HOUSING AUTHORITY  
SALEM COUNTY, STATE OF NEW JERSEY  
RESOLUTION ADOPTING REVISIONS TO  
THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY**

**WHEREAS**, the Penns Grove Housing Authority is required by the U.S. Department of Housing and Urban Development to maintain an Admissions and Continued Occupancy Policy (ACOP) for its Public Housing Program; and


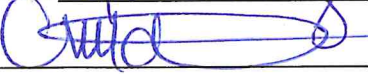
**WHEREAS**, said policy outlines the objectives and program functions for the Public Housing Program; and

**WHEREAS**, the revision to the Admissions and Continued Occupancy Policy updates said policy in accordance with the Housing Opportunity Through Modernization Act of 2016 (HOTMA), NSPIRE inspection standards, and subsequent regulations and guidance issued by the U.S. Department of Housing and Urban Development; and

**WHEREAS**, the revisions, attached hereunto, update income and asset determinations, interim reexamination requirements, inspection standards, and other program administration provisions to ensure compliance with current HUD regulations;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Penns Grove Housing Authority adopts the revised Admissions and Continued Occupancy Policy for the Public Housing Program.

PENNS GROVE HOUSING AUTHORITY

Chairperson:   
ATTEST:   
Secretary / Executive Director

The foregoing resolution was duly adopted at a regular meeting of the PENNS GROVE HOUSING AUTHORITY on March 4, 2026.

Resolution No. 11-2026  
Adopted: March 4, 2026

# Penns Grove Housing Authority



40 SOUTH BROAD ST. PENNS GROVE, N.J. 08069

(856) 299-0101 FAX (856) 299-6736

## Resolution Approving the Payment of Bills for the Penns Grove Housing Authority

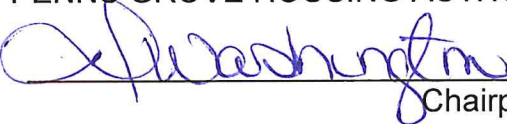
DATE: March 4, 2026

**WHEREAS**, the Penns Grove Housing Authority has incurred bills for the months of February 2026 and March 2026; and

**WHEREAS**, the Board of Commissioners have reviewed the attached list of charges for services rendered; and

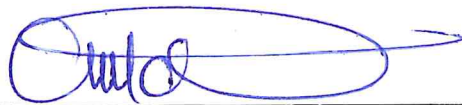
**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Penns Grove Housing Authority that the attached list of bills incurred are authorized and approved for payment.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE PENNS GROVE HOUSING AUTHORITY AT A MEETING HELD ON MARCH 4, 2026.

PENNS GROVE HOUSING AUTHORITY  
  
Chairperson

	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
I. Washington						
J. Lopez						
L. Hill						
M. Pollard						
D. Robinson						
N. Scott						

ATTEST:

  
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Resolution No. 12-2026  
Adopted: March 4, 2026

**PENNS GROVE HOUSING AUTHORITY  
RESOLUTION APPOINTING MEMBERS TO THE RESIDENT ADVISORY BOARD (RAB)**

**WHEREAS**, the Penns Grove Housing Authority (the “Authority”) is required by the U.S. Department of Housing and Urban Development (HUD), pursuant to 24 CFR Part 903, to establish a Resident Advisory Board (RAB) to assist in the development and review of the Annual Plan, Five-Year Plan, and any Significant Amendments; and

**WHEREAS**, the Authority solicited volunteers from residents to serve on the Resident Advisory Board; and

**WHEREAS**, the Board of Commissioners has reviewed the list of interested residents and seeks to formally appoint members to the Resident Advisory Board to ensure resident participation and representation;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Penns Grove Housing Authority hereby appoints the following residents to serve on the Resident Advisory Board:

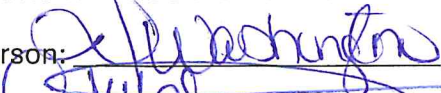

- Albert Sanchez (Silver Run Resident)
- Jinnay Ayars (Penn Towers Resident)
- Mark Ellis (Penn Towers Resident)
- Sharon Terrell (Penn Towers Resident)

**BE IT FURTHER RESOLVED** that the Resident Advisory Board shall serve in an advisory capacity to provide input on the Authority’s Annual Plan, Five-Year Plan, RAD initiatives, and other significant policy changes as required by HUD regulations.

**BE IT FURTHER RESOLVED** that the Executive Director is authorized to coordinate meetings of the Resident Advisory Board and maintain all required documentation of resident participation.

Adopted by the Board of Commissioners of the Penns Grove Housing Authority at a regular meeting held on March 4, 2026.

PENNS GROVE HOUSING AUTHORITY

Chairperson:   
ATTEST: 

Secretary / Executive Director

Resolution No.: 13-2026

Adopted: March 4, 2026