

**PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 24-2026
RESOLUTION APPROVING THE HOUSING CHOICE VOUCHER PROGRAM UTILITY ALLOWANCE
SCHEDULE FOR FISCAL YEAR 2026–2027**

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires public housing authorities administering the Housing Choice Voucher Program to annually review and adopt a Utility Allowance Schedule in accordance with applicable HUD regulations; and

WHEREAS, the Penns Grove Housing Authority (“Authority”) has obtained and reviewed the Utility Allowance Schedule provided by the U.S. Department of Housing and Urban Development (“HUD”), Office of Public and Indian Housing, and has also reviewed current utility rates, utility cost data, and comparable utility allowance schedules from surrounding housing authorities in order to establish an appropriate Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program; and

WHEREAS, the proposed Utility Allowance Schedule has been prepared for the fiscal year beginning July 1, 2026 and ending June 30, 2027; and

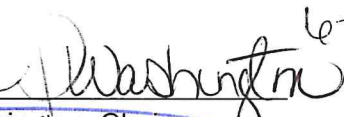
WHEREAS, the Board of Commissioners has determined that adoption of the revised Utility Allowance Schedule is necessary for the continued administration of the Section 8 Housing Choice Voucher Program in compliance with HUD requirements.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the attached Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program for the fiscal year July 1, 2026 through June 30, 2027 is hereby approved and adopted.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to implement the approved Utility Allowance Schedule and take all actions necessary to ensure compliance with HUD regulations and Authority policies.

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

PENNS GROVE HOUSING AUTHORITY

Signature:  ⁶⁻³⁻²⁶
Ignacia Washington, Chairperson

ATTEST: 
Board Secretary

**Resolution No. 24-2026
Adopted: June 3, 2026**

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
PENNS GROVE HOUSING AUTHORITY		SINGLE FAMILY DETACHED					07/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	45	61	73	93	105	122	
	Bottled Gas	111	151	180	227	257	299	
	Electric	71	96	115	145	164	190	
	Electric – Heat Pump							
	Fuel Oil	122	165	198	249	282	328	
	Other							
Cooking	Natural Gas	6	8	10	13	16	17	
	Bottled Gas	15	19	25	31	39	42	
	Electric	14	18	24	30	37	40	
	Other							
Other Electric		48	62	83	103	127	137	
Air Conditioning		25	33	44	54	64	72	
Water Heating	Natural Gas	7	9	13	16	19	21	
	Bottled Gas	18	23	31	39	48	52	
	Electric	17	22	29	36	45	48	
	Electric – Heat Pump							
	Fuel Oil	20	26	35	43	54	58	
Water		58	73	88	107	119	134	
Sewer		40	49	58	69	75	84	
Trash Collection								
Other – specify								
Range/Microwave		6	6	6	6	6	6	
Refrigerator		5	5	6	6	6	7	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
PENNS GROVE HOUSING AUTHORITY		ROWHOUSE/TOWNHOUSE						07/01/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	34	46	62	77	94	109	
	Bottled Gas	84	112	152	190	230	267	
	Electric	54	72	97	121	146	170	
	Electric – Heat Pump							
	Fuel Oil	92	123	167	208	252	293	
	Other							
	Cooking	Natural Gas	6	8	10	13	16	17
Bottled Gas		15	19	25	31	39	42	
Electric		14	18	24	30	37	40	
Other								
Other Electric		48	62	83	103	127	137	
Air Conditioning		15	19	25	31	37	42	
Water Heating	Natural Gas	7	9	13	16	19	21	
	Bottled Gas	18	23	31	39	48	52	
	Electric	17	22	29	36	45	48	
	Electric – Heat Pump							
	Fuel Oil	20	26	35	43	54	58	
Water		58	73	88	107	119	134	
Sewer		40	49	58	69	75	84	
Trash Collection								
Other – specify								
Range/Microwave		6	6	6	6	6	6	
Refrigerator		5	5	6	6	6	7	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
PENNS GROVE HOUSING AUTHORITY		MANUFACTURED HOME					07/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	35	42	54	69	86		
	Bottled Gas	885	102	132	170	212		
	Electric	54	65	84	108	135		
	Electric – Heat Pump							
	Fuel Oil	93	112	145	186	233		
	Other							
Cooking	Natural Gas	6	8	10	13	16	17	
	Bottled Gas	15	19	25	31	39	42	
	Electric	14	18	24	30	37	40	
	Other							
Other Electric		48	62	83	103	127	137	
Air Conditioning		21	28	37	46	55		
Water Heating	Natural Gas	7	9	13	16	19	21	
	Bottled Gas	18	23	31	39	48	52	
	Electric	17	22	29	36	45	48	
	Electric – Heat Pump							
	Fuel Oil	20	26	35	43	54	58	
Water		58	73	88	107	119	134	
Sewer		40	49	58	69	75	84	
Trash Collection								
Other – specify								
Range/Microwave		6	6	6	6	6	6	
Refrigerator		5	5	6	6	6	7	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
PENNS GROVE HOUSING AUTHORITY		HIGH RISE WITH ELEVATOR						07/01/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	34	40	48	58	65	82	
	Bottled Gas							
	Electric	49	60	73	90	112	131	
	Electric – Heat Pump							
	Fuel Oil							
	Other							
Cooking	Natural Gas	6	8	10	13	16	17	
	Bottled Gas	15	19	25	31	39	42	
	Electric	14	18	24	30	37	40	
	Other							
Other Electric		48	62	83	103	127	137	
Air Conditioning		13	17	23	29	34	38	
Water Heating	Natural Gas	7	9	13	16	19	21	
	Bottled Gas	18	23	31	39	48	52	
	Electric	17	22	29	36	45	48	
	Electric – Heat Pump							
	Fuel Oil	20	26	35	43	54	58	
Water		58	73	88	107	119	134	
Sewer		40	49	58	69	75	84	
Trash Collection								
Other – specify								
Range/Microwave		6	6	6	6	6	6	
Refrigerator		5	5	6	6	6	7	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
PENNS GROVE HOUSING AUTHORITY		LOW-RISE					07/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	37	49	65	80	97	111	
	Bottled Gas	91	120	159	197	237	272	
	Electric	58	76	102	125	151	173	
	Electric – Heat Pump							
	Fuel Oil	100	131	175	216	260	299	
	Other							
Cooking	Natural Gas	6	8	10	13	16	17	
	Bottled Gas	15	19	25	31	39	42	
	Electric	14	18	24	30	37	40	
	Other							
Other Electric		48	62	83	103	127	137	
Air Conditioning		13	17	23	29	34	38	
Water Heating	Natural Gas	7	9	13	16	19	21	
	Bottled Gas	18	23	31	39	48	52	
	Electric	17	22	29	36	45	48	
	Electric – Heat Pump							
	Fuel Oil	20	26	35	43	54	58	
Water		58	73	88	107	119	134	
Sewer		40	49	58	69	75	84	
Trash Collection								
Other – specify								
Range/Microwave		6	6	6	6	6	6	
Refrigerator		5	5	6	6	6	7	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
PENNS GROVE HOUSING AUTHORITY		SEMI-DETACHED					07/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	40	51	68	84	101	113	
	Bottled Gas	97	125	167	207	247	277	
	Electric	62	79	106	132	157	176	
	Electric – Heat Pump							
	Fuel Oil	107	137	183	227	271	304	
	Other							
Cooking	Natural Gas	6	8	10	13	16	17	
	Bottled Gas	15	19	25	31	39	42	
	Electric	14	18	24	30	37	40	
	Other							
Other Electric		48	62	83	103	127	137	
Air Conditioning		15	19	25	31	37	42	
Water Heating	Natural Gas	7	9	13	16	19	21	
	Bottled Gas	18	23	31	39	48	52	
	Electric	17	22	29	36	45	48	
	Electric – Heat Pump							
	Fuel Oil	20	26	35	43	54	58	
Water		58	73	88	107	119	134	
Sewer		40	49	58	69	75	84	
Trash Collection								
Other – specify								
Range/Microwave		6	6	6	6	6	6	
Refrigerator		5	5	6	6	6	7	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

PENNS GROVE HOUSING AUTHORITY

RESOLUTION NO. 25-2026

**RESOLUTION APPROVING THE PUBLIC HOUSING PROGRAM UTILITY ALLOWANCE SCHEDULE
FOR FISCAL YEAR 2026–2027**

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires public housing authorities to annually review and adopt a Utility Allowance Schedule for the Public Housing Program in accordance with applicable HUD regulations; and

WHEREAS, the Penns Grove Housing Authority (“Authority”) has obtained and reviewed the Utility Allowance Schedule issued by the U.S. Department of Housing and Urban Development (“HUD”), Office of Public and Indian Housing, and has also reviewed current utility rates, utility cost data, and comparable utility allowance schedules from surrounding housing authorities in order to establish an appropriate Utility Allowance Schedule for the Public Housing Program; and

WHEREAS, the proposed Utility Allowance Schedule has been prepared for the fiscal year beginning July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Board of Commissioners has determined that adoption of the Utility Allowance Schedule is necessary for the proper administration of the Public Housing Program in compliance with HUD requirements.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the attached Utility Allowance Schedule for the Public Housing Program for the fiscal year **July 1, 2026 through June 30, 2027** is hereby approved and adopted.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to implement the approved Utility Allowance Schedule and take all actions necessary to ensure compliance with HUD regulations and Authority policies.

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

PENNS GROVE HOUSING AUTHORITY

Signature:

Ignacia Washington, Chairperson

ATTEST:

Board Secretary

Resolution No. 25-2026

Adopted: June 3, 2026

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
PENNS GROVE HOUSING AUTHORITY		SINGLE FAMILY DETACHED						07/01/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	45	61	73	93	105	122	
	Bottled Gas	111	151	180	227	257	299	
	Electric	71	96	115	145	164	190	
	Electric – Heat Pump							
	Fuel Oil	122	165	198	249	282	328	
	Other							
Cooking	Natural Gas	6	8	10	13	16	17	
	Bottled Gas	15	19	25	31	39	42	
	Electric	14	18	24	30	37	40	
	Other							
Other Electric		48	62	83	103	127	137	
Air Conditioning		25	33	44	54	64	72	
Water Heating	Natural Gas	7	9	13	16	19	21	
	Bottled Gas	18	23	31	39	48	52	
	Electric	17	22	29	36	45	48	
	Electric – Heat Pump							
	Fuel Oil	20	26	35	43	54	58	
Water		58	73	88	107	119	134	
Sewer		40	49	58	69	75	84	
Trash Collection								
Other – specify								
Range/Microwave		6	6	6	6	6	6	
Refrigerator		5	5	6	6	6	7	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 26-2026
RESOLUTION APPROVING THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM PAYMENT
STANDARDS FOR FISCAL YEAR 2026-2027

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires public housing authorities administering the Housing Choice Voucher Program to establish and adopt Payment Standards in accordance with applicable HUD regulations and published Fair Market Rents (FMRs); and

WHEREAS, the Penns Grove Housing Authority (“Authority”) has reviewed the Fair Market Rents issued by the U.S. Department of Housing and Urban Development (“HUD”) and has evaluated local market conditions in order to establish appropriate Payment Standards for the Section 8 Housing Choice Voucher Program; and

WHEREAS, the proposed Payment Standards have been prepared for the fiscal year beginning July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Board of Commissioners has determined that adoption of the proposed Payment Standards is necessary for the continued administration of the Section 8 Housing Choice Voucher Program in compliance with HUD requirements.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the attached Payment Standards for the Section 8 Housing Choice Voucher Program for the fiscal year **July 1, 2026 through June 30, 2027** are hereby approved and adopted.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to implement the approved Payment Standards and take all actions necessary to ensure compliance with HUD regulations and Authority policies.

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

PENNS GROVE HOUSING AUTHORITY

Signature:  6-3-26
Ignacia Washington, Chairperson

ATTEST: 
Board Secretary

Resolution No. 26-2026

Adopted: June 3, 2026



FY2026 SMALL AREA FMRs FOR SALEM COUNTY, NJ

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Salem County is part of the **Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA.**

Salem County, NJ Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
08001	\$1,200	\$1,310	\$1,570	\$1,980	\$2,120
08023	\$1,570	\$1,710	\$2,030	\$2,430	\$2,720
08038	\$1,530	\$1,660	\$1,980	\$2,370	\$2,650
08067	\$1,670	\$1,820	\$2,170	\$2,600	\$2,900
08069	\$1,270	\$1,390	\$1,650	\$1,980	\$2,210
08070	\$1,250	\$1,360	\$1,620	\$1,940	\$2,170
08072	\$1,130	\$1,230	\$1,460	\$1,750	\$1,950
08079	\$1,130	\$1,230	\$1,460	\$1,750	\$1,950
08085	\$1,840	\$2,000	\$2,380	\$2,850	\$3,190
08098	\$1,200	\$1,310	\$1,560	\$1,870	\$2,090
08302	\$1,290	\$1,390	\$1,690	\$2,310	\$2,330
08318	\$1,400	\$1,530	\$1,820	\$2,180	\$2,440
08343	\$1,710	\$1,890	\$2,250	\$2,710	\$3,080
08344	\$1,460	\$1,590	\$1,900	\$2,350	\$2,560
08347	\$1,230	\$1,340	\$1,600	\$1,920	\$2,140

FY2026 SMALL AREA FAIR MARKET RENTS (FMRs) Salem County, NJ

Salem County is part of the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA.

Salem County, NJ Advisory Small Area FMRs by Unit Bedrooms

ZIP Code	City	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
08069	Penns Grove	\$ 1,270.00	\$ 1,390.00	\$ 1,650.00	\$ 1,980.00	\$ 2,210.00
08070	Pennsville	\$ 1,250.00	\$ 1,360.00	\$ 1,620.00	\$ 1,940.00	\$ 2,170.00
08079	Salem	\$ 1,130.00	\$ 1,230.00	\$ 1,460.00	\$ 1,750.00	\$ 1,950.00
08098	Woodstown	\$ 1,200.00	\$ 1,310.00	\$ 1,560.00	\$ 1,870.00	\$ 2,090.00

NOTE: The highlighted area above ^ are the FMRs/Payment Standards that we currently use.

PAYMENT STANDARDS with the 110% increase of FMR as of 1/1/2026

ZIP Code	City	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
08069	Penns Grove	\$ 1,397.00	\$ 1,529.00	\$ 1,815.00	\$ 2,178.00	\$ 2,431.00
08070	Pennsville	\$ 1,375.00	\$ 1,496.00	\$ 1,782.00	\$ 2,134.00	\$ 2,387.00
08079	Salem	\$ 1,243.00	\$ 1,353.00	\$ 1,606.00	\$ 1,925.00	\$ 2,145.00
08098	Woodstown	\$ 1,320.00	\$ 1,441.00	\$ 1,716.00	\$ 2,057.00	\$ 2,299.00

NOTE: Each Zip Code listed above is where we currently have tenants leased up.

**PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 27-2026**

**RESOLUTION APPROVING THE DEFINITION OF A SIGNIFICANT AMENDMENT OR MODIFICATION TO THE
ANNUAL PLAN, FIVE-YEAR PLAN, AND CAPITAL FUND PROGRAM (CFP) PLAN**

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires public housing authorities to establish and adopt a definition of what constitutes a Significant Amendment or Modification to the Annual Plan, Five-Year Plan, and Capital Fund Program (“CFP”) Plan in accordance with applicable HUD regulations; and

WHEREAS, the Penns Grove Housing Authority (“Authority”) has reviewed HUD requirements pertaining to significant amendments and modifications to the Annual Plan, Five-Year Plan, and CFP Plan; and

WHEREAS, the Board of Commissioners has determined that it is necessary to formally adopt a definition of a Significant Amendment or Modification for purposes of compliance with HUD regulations and public housing planning requirements.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the following shall constitute a Significant Amendment or Modification to the Annual Plan, Five-Year Plan, and Capital Fund Program (CFP) Plan:

1. Changes to rent policies, admission policies, or the organization of the waiting list;
2. Additions of non-emergency work items exceeding \$50,000 that are not included in the current Annual Statement or CFP Five-Year Action Plan;
3. Demolition, disposition, homeownership, Capital Fund financing, development, and mixed-finance proposals.

BE IT FURTHER RESOLVED, that all items listed above shall be considered Significant Amendments or Modifications to the Authority’s Annual Plan, Five-Year Plan, and Capital Fund Program Five-Year Action Plan.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to implement and administer this policy in accordance with HUD regulations and Authority policies.

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

PENNS GROVE HOUSING AUTHORITY

Signature:  6-3-26
Ignacia Washington, Chairperson

ATTEST: 
Board Secretary

**Resolution No. 27-2026
Adopted: June 3, 2026**

**PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 28-2026
RESOLUTION APPROVING THE 2026 CAPITAL FUND PROGRAM ANNUAL STATEMENT AND FIVE-
YEAR ACTION PLAN**

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires public housing authorities to annually prepare and submit a Capital Fund Program (“CFP”) Annual Statement and Five-Year Action Plan in accordance with applicable HUD regulations; and

WHEREAS, the Penns Grove Housing Authority (“Authority”) has prepared the 2026 Capital Fund Program Annual Statement and Five-Year Action Plan for the fiscal year beginning July 1, 2026 and ending June 30, 2027; and

WHEREAS, the proposed Capital Fund Program budget and Five-Year Action Plan identify the Authority’s planned capital improvements, modernization activities, and related expenditures necessary for the continued operation and maintenance of the Authority’s public housing developments; and

WHEREAS, the Board of Commissioners has reviewed the proposed 2026 Capital Fund Program Annual Statement and Five-Year Action Plan and determined that approval of the same is in the best interest of the Authority and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the 2026 Capital Fund Program Annual Statement and Five-Year Action Plan are hereby approved and adopted.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to submit the approved Capital Fund Program documents and all required certifications to the U.S. Department of Housing and Urban Development (“HUD”), and to take all actions necessary to implement the approved Capital Fund Program in accordance with HUD regulations and Authority policies.

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

PENNS GROVE HOUSING AUTHORITY

Signature:

Ignacia Washington, Chairperson

ATTEST:

Board Secretary

Resolution No. 28-2026

Adopted: June 3, 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: June 3, 2026

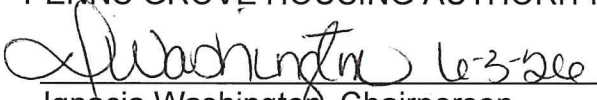
WHEREAS, the Penns Grove Housing Authority has incurred bills for the months of May 2026 and June 2026; and

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.

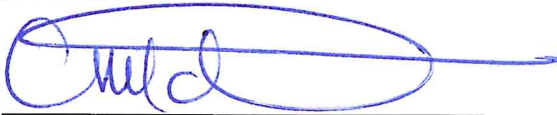
I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE PENNS GROVE HOUSING AUTHORITY AT A MEETING HELD ON JUNE 3, 2026.

PENNS GROVE HOUSING AUTHORITY


Ignacia Washington, Chairperson

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

ATTEST:



Resolution No. 29-2026

Adopted: June 3, 2026

**PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 30-2026
RESOLUTION AWARDDING AND APPROVING AN AGREEMENT FOR BOND COUNSEL AND
TAX COUNSEL SERVICES IN CONNECTION WITH THE RAD SECTION 18 BLEND
CONVERSION PROJECT**

WHEREAS, the Penns Grove Housing Authority (“Authority”) is pursuing a Rental Assistance Demonstration (“RAD”) Section 18 Blend Conversion Project in accordance with the requirements of the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, the Authority requires specialized Bond Counsel and Tax Counsel services in connection with the financing, legal documentation, tax compliance, bond issuance, and related matters associated with the RAD Section 18 Blend Conversion Project; and

WHEREAS, the Authority has solicited and evaluated proposals for Bond Counsel and Tax Counsel services in accordance with applicable federal regulations, Authority procurement policies, and New Jersey law; and

WHEREAS, McManimon, Scotland & Baumann, LLC (“MS&B”) has submitted a proposal and engagement agreement to provide Bond Counsel and Tax Counsel services to the Authority; and

WHEREAS, the engagement agreement was awarded through a Fair and Open Process in accordance with N.J.S.A. 19:44A-20.7 and applicable Authority procurement requirements; and

WHEREAS, the Board of Commissioners has reviewed the qualifications, experience, proposal, and engagement agreement submitted by McManimon, Scotland & Baumann, LLC and has determined that the firm possesses the expertise necessary to provide Bond Counsel and Tax Counsel services for the Authority's RAD Section 18 Blend Conversion Project; and

WHEREAS, the Board of Commissioners has determined that approval of the engagement agreement and award of the contract are in the best interest of the Authority and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the engagement agreement between the Penns Grove Housing Authority and McManimon, Scotland & Baumann, LLC for Bond Counsel and Tax Counsel services is hereby approved.

BE IT FURTHER RESOLVED, that McManimon, Scotland & Baumann, LLC is hereby awarded the contract to provide Bond Counsel and Tax Counsel services in connection with the Authority's RAD Section 18 Blend Conversion Project.

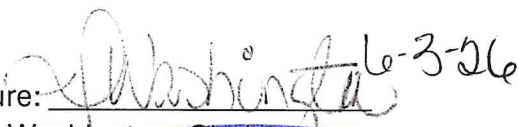
BE IT FURTHER RESOLVED, that the Board of Commissioners approves the compensation, reimbursement provisions, and fee schedule contained in the engagement agreement submitted by McManimon, Scotland & Baumann, LLC and authorizes payment for services rendered in accordance with the terms and conditions of said agreement.


BE IT FURTHER RESOLVED, that the Chairperson and/or Executive Director is hereby authorized to execute the engagement agreement and any related certifications, disclosures, amendments, and documents necessary to effectuate this award and carry out the services required for the RAD Section 18 Blend Conversion Project.

BE IT FURTHER RESOLVED, that all services performed under this agreement shall be subject to applicable HUD regulations, Authority procurement policies, and all applicable federal, state, and local laws and regulations.

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

PENNS GROVE HOUSING AUTHORITY

Signature:  6-3-26
Ignacia Washington, Chairperson

ATTEST: 
Board Secretary

Resolution No. 30-2026
Adopted: June 3, 2026