

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Small PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

**RESOLUTION 2025-06**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the x 5-Year and/or      Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 04/01/2025 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:*

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 (24 CFR § 91.2).
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 (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains 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/IMS 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; and
  - 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 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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. 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.
12. 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.
13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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.
16. 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.

17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. 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.
21. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name \_\_\_\_\_

PHA Number/HA Code \_\_\_\_\_

☒ 5-Year PHA Plan for Fiscal Years 2025 - 2030 \_\_\_\_\_

Annual PHA Plan for Fiscal Year 20\_\_\_\_\_

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 Executive Director:

Name of Board Chairman:

Signature



Date

Signature



Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

# THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE

## RESOLUTION 2025-05

### A RESOLUTION ESTABLISHING/APPROVING A MINIMUM (TTP) AND A FLAT RENT (FAIR MARKET RENT) TO COMPLY WITH 2014 APPROPRIATIONS ACT, SECTION 210, WHICH BECAME EFFECTIVE JUNE 1, 2014

WHEREAS, the Housing Authority of the Township of Florence must establish minimum and flat rents in accordance with the 2014 Appropriations Act, Section 210, which becomes effective on June 1, 2014;

NOW THEREFORE, BE IT RESOLVED, by the Housing Authority of the Township of Florence to implement a minimum and fair market rent (TTP) system which was put into effect on June 1, 2014, subject to any subsequent legislation. The new minimum and flat rents are as follows:

1. MINIMUM RENT FOR ALL UNITS \$50.00.
2. MAXIMUM FAIR MARKET RENT FOR:

ONE BEDROOM	\$ 905.00
TWO BEDROOM	\$ 1,090.00
THREE BEDROOM	\$ 1,360.00
FOUR BEDROOM	\$ 1,620.00

ADOPTED:

I hereby certify that the above resolution was approved by the Board of Commissioners at the Regular Meeting on.

  
Gary J Centinaro/Secretary

Governing Body recorded vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstains</u>	<u>Absent</u>
Ritchard Woolston	x			
Eduardo Jimenez	x			
Kimberly Mattson	x			
Mary Ann Napolitan	x			
Robert Dulo	x			
Anant Patel	x			



# RESOLUTION 2025-04

## 2025 ADOPTED BUDGET RESOLUTION

Florence Township Housing Authority

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

WHEREAS, the Annual Budget and Capital Budget/Program for the Florence Township Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026 has been presented for adoption before the governing body of the Florence Township Housing Authority at its open public meeting of January 9, 2025; 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 \$679,175.00, Total Appropriations, including any Accumulated Deficit, if any, of \$602,344.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$131,789.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Florence Township Housing Authority at an open public meeting held on January 9, 2025 that the Annual Budget and Capital Budget/Program of the Florence Township Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026 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.

fhai@comcast.net  
(Secretary's Signature)

1/9/2025  
(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Ritchard Woolston, Chairman	X			
Anant Patel	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo				X
Eduardo Jimenez	X			

**HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE**

O: 609-499-0575

F: 609-499-0888

MAPLEWOOD HOME  
620 WEST THIRD STREET  
FLORENCE, NJ 08518  
EMAIL: fha1@comcast.net

GARY J. CENTINARO  
EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE**

**Resolution 2025-3**

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE  
APPROVAL OF THE DEFINITION OF A SIGNIFICANT AMENDMENTS & SUBSTANTIAL  
DEVIATION/MODIFICATION OF THE 5 YEAR & ANNUAL PLAN.


**WHEREAS**, the Florence Housing Authority has analyzed the matter in formulation these criteria:

**NOW, THEREFORE, BE IT RESOLVED**, that the Housing Authority of the Township of Florence Board of Commissioners has approved the following definition of a Significant Amendment & Substantial Deviation/Modification to the 5 Year & annual Plan as follows:

A Substantial Deviation/Modification from a 5 Year & Annual Plan occurs when the Board of Commissioners decides it wants to change the Mission Statement as defined in the most recent HUD Approved 5 Year Plan filing.

A Significant Amendment is defined as a discretionary change in the plan or policies of the Housing Authority that fundamentally changes the Authority and which by its nature requires Board of Commissioner Approval.

HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE

BY:   
Ritchard Woolston, Chairman

Dated: January 8, 2025

ATTEST:

  
GARY J. CENTINARO, SECRETARY

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

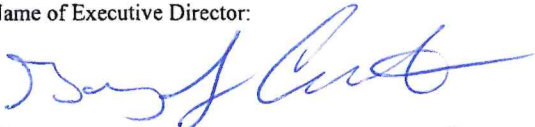

**Civil Rights Certification**  
**Resolution 2025-02**  
**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 4/1/2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

	NJ038
PHA Name	PHA Number/HA Code

I hereby certify that all the statement above, 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)

<div style="display: flex; justify-content: space-between;"><div>Name of Executive Director:</div><div>Name of Board Chairperson:</div></div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 20px;"><div style="text-align: center;"> Signature</div><div style="text-align: center;"><div>1/8/2025</div><div>Date</div></div></div>	<div style="display: flex; justify-content: space-between;"><div>Name of Board Chairperson:</div><div>Name of Board Chairperson:</div></div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 20px;"><div style="text-align: center;"> Signature</div><div style="text-align: center;"><div>1/8/2025</div><div>Date</div></div></div>
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Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



# HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE

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**MAPLEWOOD HOMES  
620 WEST THIRD STREET  
FLORENCE, NEW JERSEY 08518**

**RESOLUTION 2025-01**

**CAPITAL FUND PLAN BUDGET**

WHEREAS: the Capital Fund Plan Budget for the Florence Housing Authority has been presented for approval before the Members of the Florence Housing Authority at its open public meeting of January 8, 2025.

NOW, THEREFORE BE IT RESOLVED, by the Members of the Florence Housing Authority, at an open public meeting held on January 8, 2025 that the Capital Fund Plan Budget of the Florence Housing Authority is hereby approved; and


BE IT FURTHER RESOLVED that the Capital Fund Plan Budget as presented for approval 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.

  
Secretary

January 8, 2025  
Date

Governing Body recorded vote

Member's	Ayes	Nays	Abstains	Absent
Ritchard Woolston	x			
Eduardo Jimenez	x			
Kimberly Mattson	x			
Mary Ann Napolitan	x			
Robert Dulo				x
Anant Patel	x			

  
Chairperson

January 8, 2025  
Date