

HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE

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

RESOLUTION 2026-01

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 14, 2026.

NOW, THEREFORE BE IT RESOLVED, by the Members of the Florence Housing Authority, at an open public meeting held on January 14, 2026 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 14, 2026
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			
Carina Escolastico				X


Chairperson

January 14, 2026
Date

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 09/30/2027

Civil Rights Certification
Resolution 2026-02
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 4/1/2026 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.

Florence Housing Authority
PHA Name

NJ038
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)

Name of Executive Director: Gary J. Centinaro

Name of Board Chairperson: Ritchard Woolston

Signature  Date 1/14/2026

Signature  Date 1/14/2026

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

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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EMAIL: fha1@comcast.net

GARY J. CENTINARO
EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
Resolution 2026-3**

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.

In addition, any proposed demolition, disposition, CFFP proposal, RAD conversion, homeownership program change inconsistent with the locally approved consolidated plan, or mixed finance proposal is considered a Significant Amendment to the 5-Year Action Plan.

HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE

BY: 
Ritchard Woolston, Chairman

Dated: January 14, 2026

ATTEST:


GARY J. CENTINARO, SECRETARY

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE

RESOLUTION 2026-4

A RESOLUTION TO APPOINT FUND COMMISSIONER

WHEREAS, the Florence 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 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 Commissioner of the Florence Housing Authority does hereby appoint Gary J. Centinaro, Executive Director, as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2026.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE FLORENCE HOUSING AUTHORITY AT A MEETING HELD ON WEDNESDAY JANUARY 14, 2026.



Gary J. Centinaro, Executive Director

Commissioners recorded vote:

	<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			
Carina Escolastico				X