

KINGWOOD TOWNSHIP HOUSING BOARD
Regular Meeting Minutes
August 15, 2024
1:00 PM via Zoom

Call to Order The meeting was called to order at 1:05 pm by Chair, Philip Lubitz.

Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act by public posting of the meeting agenda on the Kingwood Township web site on February 9, 2024. Notice of this meeting was also published in the Hunterdon County Democrat on February 1, 2024.

In order to ensure full public participation in this meeting, all members of this Board, and also members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk.

The Housing Board meeting is a virtual meeting held on line. The meeting is hosted on Zoom and the link can be found on the Kingwood Township website

Roll Call- Present- Leslie Bella, Philip Lubitz, Nancy Good, Cynthia Ostergaard, James Moscaguirri, David Banisch (1:16 pm)

Also Present: Reverened Angela Fields from Family Promise

Absent: Andrew Russano

Public Comment – Privilege of the Floor

Minutes

Approval of the May 16, 2024 Regular Housing Board Meeting Minutes – A motion was made by Cynthia Ostergaard and seconded by Nancy Good to approve the May 16, 2024 Kingwood Township Housing Board Regular Minutes as amended due to a spelling error. All were in favor.

The August 1,2024 Kingwood Township Housing Board Special Meeting Minutes will be tabled until the November meeting in order to provide more time for review.

Old Business

Family Promise update- The Housing Board welcomed Reverened Angela Fields (Family Promise) back to provide an update on the affordable housing partnership.

Phase 1 is the budget/ grant writing for funding assistance. They are currently working in this phase and have been busy applying for various grants.

Reverened Fields said that there was been great progress made on the fundraising efforts and that they are currently waiting to hear about a 1.5 million dollar Congressional grant. She has spoken with Senator Booker, who is very excited and very positive about the funds. The current price is at 2.5 million, which includes some cushion room if needed). They are currently also looking into the affordable housing trust to seek additional assistance.

They applied for another grant through Bank of America to help cover the pre construction costs such as permits, well testing, site plans, septic plans, etc.

They hope to have all monies available by the end of 2024.

There is currently an architect in place for the project and they are looking into engineers.

There was discussion as to next steps once funding is in place. Cynthia questioned whether or not everything was agreed upon at this point and expressed some concerns about clarification on how the rental units would work. It was explained that the rental units would be owned and maintained by Family Promise and will be more like permanent housing but owned by the organization who will serve as a landlord for a leased property.

James responded that the Housing Board would then make a recommendation to the Township Committee and the Township Committee would work with Family Promise to draft and agree upon an official agreement.

In affordable housing situations, families must meet certain financial conditions to qualify and in rental situations, they must requalify on an annual basis to ensure they still meet the threshold. Through Family Promise, the families who qualify are families who have previously been homeless and are participating in a program that helps families get back on their feet and eventually live a successful and independent lifestyle. In most cases, the families who will apply for the housing are from Hunterdon County. The families who apply do so completely voluntarily and if they are not happy, they are free to leave.

Other Matters

Baptistown- No ordinance yet. David will look at preparing something this month or early fall.

Affordable Housing- Round 4 obligations will be published by the DCA around mid-October.

Next Meeting: November 21, 2024 1:00 pm via zoom

Adjournment- A motion was made by Nancy Good to adjourn the meeting at 2:03 pm. The motion was seconded by Cynthia Ostergaard. All were in favor and the meeting was adjourned.