

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

Housing Authority of the Borough of Glassboro

Glassboro, New Jersey

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the Borough of Glassboro

PHA Number: NJ051

PHA Fiscal Year Beginning: 01/2002

PHA Plan Contact Information:

Name: Ms. Arenda Rolax, Executive Director

Phone: (856) 881 5211

TDD: (856) 881 6607

Email (if available): ghapublichsing@rcn.com

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
 PHA development management offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library
 PHA website
 Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
 PHA development management offices
 Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan

Fiscal Year 2002

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Contents	<u>Page #</u>
Annual Plan	
i. Executive Summary (optional)	
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	2
3. Demolition and Disposition	2
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	4
A. Resident Advisory Board Consultation Process	
B. Statement of Consistency with Consolidated Plan	
C. Criteria for Substantial Deviations and Significant Amendments	
Attachments	
<input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review	7
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement	11
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	23
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input checked="" type="checkbox"/> Attachment D: Public Housing Drug Elimination Program (PHDEP) Plan	28
<input checked="" type="checkbox"/> Attachment E: Resident Membership on PHA Board or Governing Body	35
<input checked="" type="checkbox"/> Attachment F: Membership of Resident Advisory Board or Boards	36
<input checked="" type="checkbox"/> Attachment G: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	37
<input checked="" type="checkbox"/> Attachment H: Statement on Deconcentration of Poverty	40
<input checked="" type="checkbox"/> Attachment I: Statement on Initial Conversion Assessment	41
<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

There will be no significant changes to policies or programs at the Housing Authority of the Borough of Glassboro in the coming year that is not covered elsewhere in this Annual Plan. The main new policy changes will be to continue implementing HUD pet provisions for families in public housing and the new community service requirements for those same residents.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 279,977

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment: nj051c01

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment: nj051b01

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources

Glassboro Housing Authority

- Requiring that financing for purchase of a home under its section 8 home ownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ 44,224
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment: nj051d01.

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

- 1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are attached at Attachment G: (nj051g01)
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment ____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the end of the RAB Comments in Attachment G.

Glassboro Housing Authority

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Gloucester County, New Jersey
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

The FFY 2000-2005 Consolidated Plan for Gloucester County is clear in its **priority goals** for meeting the county's housing needs. Repeatedly, it emphasizes that the number one housing priority is "preservation of the existing affordable housing stock." It also emphasizes the need for rental subsidy through the Section 8 program, and for continuing drug intervention and prevention programs (Executive Summary, pp. i & v).

In stating its **strategic plan**, Gloucester County again emphasizes the need to preserve the existing affordable housing stock, to continue modernization of existing units at the Glassboro Housing Authority, and to further resident service including drug intervention (pp. SP 2 & 6). We quote:

As described in the Housing Needs Assessment, extremely low and low income renter households, extremely low income owner households, especially the elderly, and non-elderly low income owner households experience housing problems the most.... The development of rental units traditionally has not been favored in the County. Therefore, existing programs to assist these household groups consist mainly of payment subsidy programs. The expansion or extension of these programs or services have best addressed the needs of these household groups, and therefore, will be given highest priority (p. SP 9).

The most basic housing problem in Gloucester County is the lack of affordable housing units. Throughout the needs assessment, all other housing problems, such as cost burden or substandard housing, can be attributed to the unavailability of decent, affordable housing. Consequently, the preservation and maintenance of existing structures in the County is important to ensure that such affordable housing stock will not be lost (p. SP 14).

Glassboro Housing Authority

The Gloucester County Consolidated Plan also points out the Glassboro Housing Authority's efforts to improve the security and quality of life for residents through its Public Housing Drug Elimination Program. The Plan cites the good effort the housing authority has made to develop a tenant patrol, a tutoring program, a parenting program, and computer learning program (p. SP 26).

The Glassboro Housing Authority's Capital Fund Program for modernization clearly supports Gloucester County efforts to maintain and improve its existing housing stock. Its Section 8 program helps to further the goals of making more housing available to lower income families, and its resident support and resident initiatives programs clearly support Gloucester County efforts to improve the quality of life for those families.

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan indicates that through its CDBG programs, the county supports the *Genesis Save the Children* Program, a joint program effort by the Glassboro Housing Authority and the local school district (p. SP 25).

C. Criteria for Substantial Deviation and Significant Amendments

As indicated on page 6 of HUD Notice PIH 2000-43, PHAs that have previously submitted this item need not include it in this year's Annual Plan. The Housing Authority of the Borough of Glassboro submitted this item under Component 18 D in its FY 2000 Annual Plan.

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

B. Significant Amendment or Modification to the Annual Plan:

Attachment A
Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
NA	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

Glassboro Housing Authority

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

Glassboro Housing Authority

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Glassboro Housing Authority

nj051b01.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program: NJ39P05150102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	30,000				
3	1408 Management Improvements	5,000				
4	1410 Administration	13,800				
5	1411 Audit	1,000				
6	1415 liquidated Damages					
7	1430 Fees and Costs	13,800				
8	1440 Site Acquisition					
9	1450 Site Improvement	54,000				
10	1460 Dwelling Structures	151,110				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	840				
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1498 Mod Used for Development					
19	1502 Contingency	10,427				
20	Amount of Annual Grant: (sum of lines 2-19)	279,977				

Glassboro Housing Authority

nj051b01.

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)				
Part 1: Summary				
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program: NJ39P05150102 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 Related to Energy Conservation Measures			

Glassboro Housing Authority

nj051b01.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program #: NJ39P05150102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ051-01								
Ellis Manor	Site improvement	1450		25,000				
	Roof replacement	1460	10 bldgs	50,000				
	Graffiti blocker	“	20 “	7,000				
	Brick repair/refacing	“	30 “	13,000				
	Furnace replacement	“	4 furnaces	20,000				
	Window repair/replacement	“	200 windows	16,000				
	PVC 90 downspout attachments	“	136	1,500				
	GFI outlet replacement	“	360 outlets	6,000				
	Repair rebar on buildings	“	24 bldgs	9,660				
	Repair rebar on buildings	1470	2 “	840				
NJ051-02 A&B								
Whitney Gardens	Site improvements	1450		15,000				
	Brick repair/ refacing	1460	20 bldgs	4,600				
	Repair/paint walls	“	25 units	5,000				
NJ051-03								
Summit Park	Site improvement	1450		12,000				
	Brick repair/refacing	1460	15 bldgs	3,350				
	Repair/paint walls	“	25 units	5,000				
NJ051-05								
Delsea Manor	Site improvements	1450		2,000				
	Brick repair/resurfacing	1460	20 bldgs	5,000				

Glassboro Housing Authority

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program #: NJ39P05150102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Repair/paint walls	“	25 units	5,000				
PHA-Wide	Resident initiatives	1406		30,000				
	Staff/Board training	1408		5,000				
	Modernization coordinator	1410		13,800				
	Audit	1411		1,000				
	Fees & costs	1430		13,800				
	Contingency	1520		10,427				
	Grant total:			279,977				

Glassboro Housing Authority

nj051b01.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program: NJ39P05150101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	5,081		0	
4	1410 Administration	11,180		0	
5	1411 Audit	1,016		0	
6	1415 liquidated Damages				
7	1430 Fees and Costs	12,196		0	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	220,018		0	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	10,162		0	
13	1475 Nondwelling Equipment	10,162		0	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	10,162		0	
20	Amount of Annual Grant: (sum of lines 2-19)	279,977			

Glassboro Housing Authority

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)				
Part 1: Summary				
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program: NJ39P05150101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/01		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 Related to Energy Conservation Measures			

Glassboro Housing Authority

nj051b01.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program #: NJ39P05150101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ051-01	Kitchen countertop/cabinet replacement	1460	20	79,250		0		
Ellis Manor	Repair ceiling damage	1460	30	13,200		0		
	Bathroom repair	1460	30	38,610		0		
	Painting	1460	20	4,600		0		
NJ051-02 A&B	Wall repair and painting	1460	40	8,153		0		
Whitney Gardens	Utility room wall and floor repair	1470	9	5,081		0		
	Remove rust/ corrosion in HVAC	1475	9	5,081		0		
NJ051-03	Floor repair	1460	10	20,325		0		
Summit Park	Entry door weather stripping	1460	40	5,080		0		
	Utility room ceiling and wall repair	1470	7	5,081		0		
	Remove rust /corrosion from HVAC	1475	7	5,081		0		
NJ051-05	Bathroom cabinet repair	1460	40	25,400		0		
	Entry door replacement	1460	40	25,400		0		
PHA-Wide	Computer upgrade	1408		5,081		0		
	Housing manager/mod coordinator	1410		11,180		0		
	Audit	1411		1,016		0		
	A/E Services	1430		12,196		0		
	Contingency	1502		10,162		0		

Glassboro Housing Authority

nj051b01.

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program #: NJ39P05150101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide							
Fees & costs	12/31/01			06/30/04			
Mngment improvements	12/31/02			”			
Administration	“			”			
Contingency	“			”			
NJ051-01							
Kitchen repair							
Ceiling repair	“			”			
Bathroom repair	“			”			
Painting	“			”			
NJ051-02 A & B	“			”			
Wall repair & painting							
Remove rust/corrosion	“			”			
Repair utility room	“			”			
NJ051-03	“			”			
Floor repair							
Removal rust/corrosion	“			”			
Fix utility ceiling/ wall	“			”			
Door weather stripping	“			”			
NJ051-05	“			”			
Repair bath cabinets							
Replace entry doors	“			”			

NOTE: the GHA will obligate all funds within 18 months of receipt from HUD and expend all funds within 36 months of such receipt from HUD.

Glassboro Housing Authority

nj051b01.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program: NJ39P05150100 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	23,142		8,123.56	8,123.56
4	1410 Administration	27,468		0	0
5	1411 Audit	3,086		0	0
6	1415 liquidated Damages				
7	1430 Fees and Costs	15,896		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	19,616		166.49	166.49
10	1460 Dwelling Structures	175,109		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	11,185		0	0
20	Amount of Annual Grant: (sum of lines 2-19)	275,502		8,290.05	8,290.05

Glassboro Housing Authority

nj051b01.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program: NJ39P05150100 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	5,000		0	0

Glassboro Housing Authority

nj51b01.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program #: NJ39P05150100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ051-01								
Ellis Manor	Site improvement	1450		8,000		166.49	166.49	In progress
	Furnace replacement	1460		2,000		0	0	Not started
	Window repair/replacement	“		10,500		0	0	“
	Wall repair/replacement	“		15,000		0	0	“
	Door Replacement	“		60,000		0	0	“
NJ051-02A & B								
Whitney Gardens	Site improvement	1450		6,000		0	0	Not started
	Siding replacement	1460		40,000		0	0	“
	Window replacement			2,000		0	0	“
NJ051-03								
Summit Park	Site improvement	1450		5,616		0	0	“
NJ051-05								
Delsea Manor	Window replacement	1460		45,609		0	0	“
PHA-Wide	Staff/Board Training	1408		18,142		8,123.56	8,123.56	In progress
	Energy Audit	“		5,000		0	0	Not started
	Housing Manager/Mod Coordinator	1410		27,468		0	0	“
	Audit	1411		3,086		0	0	“
	A/E services	1430		15,896		0	0	“
	Contingency	1502		11,185		0	0	“
	Grant Total			275,502				

Glassboro Housing Authority

nj051b01.

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the Borough of Glassboro			Grant Type and Number Capital Fund Program #: NJ39P05150100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide							
Staff/Board training	03/31/02			09/30/03			
Energy audit	“			“			
Housing mgr/mod coord	“			“			
Audit	“			“			
A/E services	12/31/01			“			
Contingency	03/31/02			“			
NJ051-01							
Site improvement	“			“			
Furnace replacement	“			“			
Window repair/replace	“			“			
Door replacement	“			“			
NJ051-02							
Site improvment	“			“			
Siding replacement	“			“			
Window replacement	“			“			
NJ051-03							
Site improvement	“			“			
NJ051-05							
Window replacement	“			“			

NOTE: the GHA will obligate all funds within 18 months of receipt from HUD and expend all funds within 36 months of such receipt from HUD.

Glassboro Housing Authority

nj051c01.

Required Attachment C:

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006
	Annual Statement				
NJ051-01					
Ellis Manor		190,000	173,000	91,000	90,977
NJ051-02					
Whitney Gardens		15,575	12,600	16,625	10,000
NJ051-03					
Summit Park		14,375	11,350	15,375	15,000
NJ051-05					
Delsea Manor		16,000	39,000	113,250	45,000
PHA-wide		44,027	44,027	43,727	119,000
CFP Funds Listed for 5-year planning		279,977	279,977	279,977	279,977
Replacement Housing Factor Funds					

Glassboro Housing Authority

nj051c01.

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2003			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	NJ051-1			NJ051-1		
	Ellis Manor	Roof replacement	104,000	Ellis Manor	Roof replacement	90,000
		Graffiti blocker/remover	7,000		Graffiti blocker/remover	7,000
		Brick repair/refacing	14,000		Brick repair/refacing	14,000
See		Siding replacement	12,000		Siding replacement	12,000
Annual		Site improvement	5,000		Site improvement	2,000
Statement		Repair/paint walls	10,000		Repair/paint walls	10,000
		Furnace replacement	30,000		Furnace replacement	30,000
		Window repair/replace	8,000		Window repair/replace	8,000
	NJ051-02			NJ051-02		
	Whitney Gardens	Brick repair	5,575	Whitney Gardens	Brick repair	4,600
		Repair/paint walls	5,000		Repair paint walls	5,000
		Site improvement	5,000		Site improvement	3,000
	NJ051-03			NJ051-03		
	Summit Park	Brick repair/refacing	4,375	Summit Park	Brick repair/refacing	4,350
		Repair/paint walls	5,000		Repair/paint walls	5,000
		Site improvement	5,000		Site improvement	2,000
	NJ051-05			NJ051-05		
	Delsea Manor	Brick repair/refacing	6,000	Delsea Manor	Brick repair/refacing	5,000
		Repair/paint walls	5,000		Repair/paint walls	5,000
		Site improvement	5,000		Bathroom remodeling	26,000
					Site improvement	3,000
			(See below)			(See below)

Glassboro Housing Authority

nj051c01.

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : 4 FFY Grant: 2005 PHA FY: 2005			Activities for Year: 5 FFY Grant: 2006 PHA FY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NJ051-1			NJ051-1		
Ellis Manor	Graffiti blocker/remover	7,000	Ellis Manor	Graffiti blocker/remover	5,000
	Brick repair/refacing	15,000		Roof replacement	10,000
	Siding replacement	12,000		Siding replacement	5,000
	Window guard	34,000		Furnace replacement	10,000
	Site improvement	5,000		Site improvement	10,000
	Repair/paint walls	10,000		Repair/paint walls	5,000
	Window repair/replace	8,000		Repair comm. room walls	2,977
				Repair kitchens & baths	43,000
NJ051-02					
Whitney Gardens	Brick repair/refacing	5,625	NJ051-02		
	Repair/ paint walls	5,500	Whitney Gardens	Site improvement	10,000
	Site improvement	5,500			
NJ051-03			NJ051-03		
Summit Park	Brick repair/refacing	5,375	Summit Park	Repair/paint walls	5,000
	Repair/paint walls	5,000		Site improvement	10,000
	Site improvement	5,000			
NJ051-05			NJ051-05		
Delsea Manor	Brick repair/refacing	6,250	Delsea Manor	Kitchen repairs	35,000
	Repair/paint walls	5,000		Site improvement	10,000
	Kitchen repair	43,000			
	Bathroom remodeling	53,000			
	Site improvement	6,000			
		(See below)			(See below)

Glassboro Housing Authority
Public Housing Drug Elimination Program Plan

nj051d01.

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant: \$ 44,224**
- B. Eligibility type (Indicate with an "x")** N1 _____ N2 _____ R X
- C. FFY in which funding is requested** 2002
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Glassboro Housing Authority uses a comprehensive successful approach to drug prevention. A few of the activities include: an increased police presence for approximately 343 hours of additional services on an as needed basis, and a contract with Center for Family Services. Center for Family Services provides case management, youth recreation, and classes in various educational areas such as GED, computers, job training, parenting, health and nutrition. In 2000 and 2001, 57 individuals were identified as needing referral for drug counseling programs; 11 of them were referred to residential treatment programs. Over 64% of the children ages 4 to 17 participate in the after-school programs. Since 1994, 37 families were evicted for drug abuse, eight of them in 2001. Between 2000 & 2001, the police have made over 162 drug related arrests in or near the GHA.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Ellis Manor	76	173

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ 18 Months X 24 Months _____ Other _____

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Glassboro Housing Authority

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Anticipated Completion Date
FY1998 X	\$54,000	NJ39DEP0510198	0			
FY 1999 X	\$39,589	NJ39DEP0510199	0			
FY 2000 X	\$41,260	NJ39DEP0510100	11,189.66	N/A	9/1/00	8/31/02
FY 2001 X	\$44,224	NJ39DEP0510101	41,384.52	N/A	5/25/01	5/24/03

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Glassboro Housing Authority uses a comprehensive approach to drug prevention. A few of the activities include: an increased police presence for approximately 343 hours of additional services on an as needed basis, and a contract with Center for Family Service for an on-site comprehensive drug prevention, intervention, and referral program. Center for Family Service provides case management, youth recreation, and classes in various educational areas such as GED, computers, job training, parenting, health and nutrition. Other partners are the Gloucester County Workforce Development Board, Glassboro School System, Boy and Girl Scouts, and the Southwest Council of the National Council Against Alcohol and Drug Addiction. The information used in evaluating the grant is provided by the Glassboro Police Department and Center for Family Services.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2002 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$12,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$16,112
9170 - Drug Intervention	\$16,112
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$44,224

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Glassboro Housing Authority

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$12,000	
Goal(s)	Increase the Quality of Life for all residents						
Objectives	Reduce arrests, calls for service and warrants served by 1% each year						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Police Patrols			1/1/02	6/30/03	12,000		# arrests, # calls for service, # warrants served
2.							
3.							

9115 - Special Initiative						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

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Glassboro Housing Authority

9120 - Security Personnel					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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9150 - Physical Improvements					Total PHDEP Funding: \$0		
Goal(s)							

Glassboro Housing Authority

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$16,112		
Goal(s)	Increase the Quality of Life for all residents & continue to strengthen our partnerships with other agencies						
Objectives	Increase participation in after school programs by 5%; increase parent participation in Genesis pre-school program by 2%; increase participation in GED by 3%; increase adult participation in all other programs by 5%						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Contract with Center for Family Services	173	173	1/1/02	6/30/03	\$16,112		# participants in each activity/program, # hours spent in each activity, % of increase in each activity's participation rates
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$16,112		
Goal(s)	Increase the Quality of Life for all residents & continue to work closely with various agencies involved in drug prevention, intervention and treatment						
Objectives	Increase the number of residents provided with case management services by 5%; and increase the number of residents referred for counseling and treatment by 5%						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Contract with Center for Family Services	57	173	1/1/02	6/30/03	\$16,112		# residents provided with case management services, referred to counseling, treatment, or other prevention/ intervention services; % of increase over 1999 baseline data
2.							
3.							

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9180 - Drug Treatment					Total PHDEP Funding: \$0		
Goal(s)							

Glassboro Housing Authority

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$3,000	Activity 1	\$6,000
9120				
9130				
9140				
9150				
9160	Activity 1	\$4,028	Activity 1	\$8,056
9170	Activity 1	\$4,028	Activity 1	\$8,056
9180				
9190				
TOTAL		\$11,056		\$22,112

nj051d01.

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the

Glassboro Housing Authority
“PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

nj051e01

Required Attachment E:

Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

The last resident commissioner served from 4/14/1994 through 4/14/1999. He served until 7/27/1999 when a new commissioner was appointed. A vacancy exists on our Board for a term of 4/14/99 to 4/14/2004.

A new selection process is currently underway as required in 24 CFR Part 964. The mayor and counsel have reviewed a list of tenants to appoint to the Board of Commissioners. The appointment is expected to take place in the near future.

B. Date of next term expiration of a governing board member: April 14, 2001

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

- | | |
|---------------------|-------------------------------|
| James McGreevey | Governor, State of New Jersey |
| Dr. Leo McCabe | Mayor, Borough of Glassboro |
| Michael Rozanski | President, Borough Council |
| Edward Malandro | Councilperson |
| Anthony Fiola | Councilperson |
| Ingress Simpson | Councilperson |
| Joseph D'Alessandro | Councilperson |
| George Cossabone | Councilperson |

Glassboro Housing Authority

nj051f01

Required Attachment F:

Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Glassboro Housing Authority Resident Advisory Board

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Program</u>
Barnak, Dawn	217 Oakwood Avenue	863-9113	Section 8
Bayard, Charles	138 Grillo Street	307-0553	Public Housing
Byrd, Eliza	124 Grillo Street	881-8481	Public Housing
Davis, Carol	9 South Lake Street	881-1642	Section 8
Downes, Kevin	1807 S. Academy Street	307-1019	Section 8
Gomez, Elizabeth	14 Deedre Lane	881-8567	Section 8
Grace, Edward	175 Delsea Manor	307-7745	Public Housing
Jenkins, Eric	723 Lincoln Boulevard	883-2481	Public Housing
Marshall, Raymond	36A Williams Street	863-0427	Public Housing
Rose, Charlotte	36 Williams Street	881-8544	Public Housing
Shepherd, Meredith	301 Oakwood Avenue	881-1504	Section 8
Solomon, Maggie	127 Grillo Street	881-4687	Public Housing
Towles, Charles	133 Grillo Street	442-0148	Public Housing
Towles, James	32A Williams Street	881-8287	Public Housing
William, Lorraine	14 Stoneshire Drive	863-9143	Section 8

Glassboro Housing Authority

nj051g01.

Attachment G:

Resident Advisory Board Comments

A. Meetings with the Resident Advisory Board

January 24, 2002

This meeting was attended by three members of the GHA staff and by 11 residents.

The meeting was opened by Arenda Rolax, Executive Director of the Glassboro Housing Authority. She and the GHA staff reviewed the Authority's Annual Plan Update for fiscal year 2002. The residents discussed each area of the plan. A great deal of interest was shown in the Section 8 Family Self-Sufficiency Program. Resident Board members who participate in the program extolled the benefits and advantages gained from the services received. The following items were discussed in detail:

1. Description of Policy Program Changes for the Upcoming Fiscal Year
2. Capital Improvement Needs
3. Demolition and Disposition
4. Homeownership: Voucher Homeownership Program
5. Other Homeownership Programs in the county
6. Crime and Safety: PHDEP Plan
7. Resident Advisory Board Consultation Process
8. Consistency with Consolidated Plan
9. Criteria for Substantial Deviations and Significant Amendments

Attachments to the Plan were reviewed in detail as listed:

1. Capital Fund Program Annual Statement
2. Capital Funds Program 5 Year Action Plan
3. PHDEP Plan
4. Resident Membership on the PHA Board
5. Membership of Resident Advisory Board
6. Statement on the Deconcentration of Poverty
7. Statement on initial Conversion Assessment

Resident Board members discussed the following physical improvements that they would like to be addressed:

1. Site Improvements (grading, re-seeding grass at Summit Park, etc.)
2. Residents asked that the GHA take action to remove the stray cats that congregate on the property
3. Residents at Summit Park asked that the Authority contact the Glassboro highway Department to move the school busses to another area of the Highway Department yard to eliminate the noise and emission fumes that affects them each morning.

Glassboro Housing Authority

4. The residents asked that the Authority contact the local health and code officials to address the pollution (strong odor) that comes from the factory located on the corner of Whitney Gardens and Summit Park. These problems have not improved during the past year.

Other items discussed were:

1. Section 8 residents asked that they receive notice of Drug Elimination Prevention and Intervention Programs such as computer classes, recreational and cultural activities, Boy/Girl Scout Troops, etc.
2. Residents asked the Authority to repair or replace plugs in roofing to keep squirrels out of space between roof and ceilings in buildings on Williams Street, Whitney Gardens Complex.
3. Residents asked that the cable line at Building #8 Williams Street be secured. The contractor didn't reattach the cable after completion of work on the building.

Discussion took place regarding the physical improvements (new roofs, windows, etc.) to the buildings and grounds at all complexes and current work in progress.

January 26, 2002

This meeting was attended by four members of the GHA staff and by 12 residents.

Ms. Rolax and the GHA staff presented the exact same agenda for explanation and discussion as at the January 24, 2002, meeting (see above).

Resident board members discussed the following physical improvements that they would like to see addressed:

1. Repair or replacement of exterior lighting at Whitney Gardens on two-story building #10, and pole light behind building #5.
2. Summit Park – heaters in two of the buildings are making noise due to build up of air in the line. Heater Repair Company has worked on them Noise reduced, but problem nor resolved. The Housing Authority will have an engineer to look at the problem and determine how to fix it.
3. Discussion took place regarding –
Section 8 residents expressed interest in the Voucher Homeownership Program.
4. Section 8 residents and staff who attended Homeownership training during the past year discussed the program. Persons completing the seminar receive a certificate and are eligible to receive mortgage down payment assistance. Two of the participants did not receive certificates. The GHA FSS coordinator will contact the training sponsors to assist the tenants with program completion.
5. Summit Park residents reported that the contractor left a gap around windows with the air conditioners during recent installation of new windows in the Community Buildings.
6. Residents from all complexes complained of other tenants who don't properly bag their trash and dump trash on the ground.

Glassboro Housing Authority

7. Residents at Summit Park are still having problems with tenants not cleaning the ground after walking their dogs.
8. Residents discussed the accumulation of leaves on the grounds and the quickest, most effective way of removal.

The Public Hearing

The public hearing on the GHA FY 2002 Annual Plan Update was held on January 26, 2002. At that meeting, a Resident Advisory Board member commented that he had reviewed the Plan Update and found it to be acceptable. He enjoyed being part of the process and realized it took a lot of work. He expressed appreciation for the work being performed.

B. GHA Responses to Resident Comments

1. Repair/replacement of exterior building lights and pole lights at Whitney Gardens and Summit Park has taken place and is still in progress. The Authority has experienced an ongoing problem with older pole lights not working.
2. Site Improvements are included in the FY 2002 Capital Fund grant and the Capital Fund Program 5-Year Action Plan for all sites. Major work will be performed at Summit Park and Whitney Gardens in 2002.
3. Highway Department yard and factory problems: These matters will be addressed again. The Housing Authority will take all appropriate action necessary to work with the local officials to solve the problems.
4. An engineer will be hired to solve the heater noise problem in buildings #5 and #7 at the Summit Park Complex.
5. The Authority will take further action through the Borough of Glassboro, Gloucester County Animal Control and the State of New Jersey to address the stray cat problem at all sites.
6. In response to residents interested in the Voucher Homeownership Program, the Authority refers them to the Genesis Housing Corporation, an Affordable Housing Agency and local banks that participate in First Time Homeownership Mortgages. The Authority does not have the staff of funding to administer the HUF Program. The Authority is exploring the possibility of a partnership with the State of New Jersey, Department of Community Affairs to provide this assistance.
7. The Authority will notify Section 8 Residents of Drug Elimination Program Activities in which they might participate.
8. The Maintenance Department will immediately replace roofline plugs to keep out squirrels. Preventive work was performed on buildings in 2001 where this problem existed.
9. The contractor will reattach the cable line right away.
10. The Housing Authority will immediately take action to solve problems with trash, leaf removal, stray animals, contractor repairs and enforcement of the Pet Policy.

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Glassboro Housing Authority

Required Attachment H:

Statement on the Deconcentration of Poverty

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

The Glassboro Housing Authority’s Ellis Manor development (NJ051-01) is its only family/general occupancy development. Because we have only one such development, we cannot carry out a deconcentration effort. Further, 24 CFR Part 903 at section 903.2(b)(2)(iii) indicates that the deconcentration requirement does not apply to “Public Housing developments operated by a PHA which consist of only one general occupancy, family public housing development”

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

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Required Attachment I:

Component 10 (B) Voluntary Conversion Initial Assessments

a) How many of the PHA's developments are subject to the Required Initial Assessments?

One

b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy developments)?

Three

c) How many Assessments were conducted for the PHA's covered developments?

One

d) Identify developments that may be appropriate for conversion based on the Required Initial Assessments:

None

Development Name	Number of Units
N/A	N/A

a) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

The Glassboro Housing Authority has made an initial assessment of its covered development, but has not completed a more thorough financial analysis pending HUD issuing the 24 CFR Part 972 Final Rule, which it has promised to do shortly.