

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

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: 01/2003

PHA Plan Contact Information:

Name: Ms. Arenda Rolax, Executive Director

Phone: (856) 881 5211

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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 2003

[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.

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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.

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?
\$ 265,737 estimated

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):

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- 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
- 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.

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

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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
NA	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
N/A	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: NJ39P05150103 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:)		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	35,000				
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	41,700				
10	1460 Dwelling Structures	115,010				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	15,000				
13	1475 Nondwelling Equipment	15,000				
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)	265,737				
21	Amount of line 20 Related to LBP Activities					

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: NJ39P05150103 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<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
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 #: NJ39P05150103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
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		15,025				
	Roof replacement	1460	10 bldgs	50,000				
	Graffiti blocker	"	10 "	3,500				
	Cabinet replacement	"	30 "	20,010				
	Furnace replacement	"	4 furnaces	20,000				
	Window repair/replacement	"	100 windows	8,000				
	Painting	"	20 units	4,500				
NJ051-02 A&B								
Whitney Gardens	Site improvements	1450		13,825				
	Painting	1460	15 units	3,000				
	Community Room upgrade	1470	1	5,000				
NJ051-03								
Summit Park	Site improvement	1450		11,000				
	Painting	1460	15 units	3,000				
	Community Room upgrade	1470	2	5,000				
NJ051-05								
Delsea Manor	Site improvements	1450		1,850				
	Painting	1460	15 units	3,000				
	Community Room upgrade	1470	1	5,000				
PHA-Wide	Resident initiatives	1406		35,000				
	Staff/Board training	1408		5,000				
	Modernization coordinator	1410		13,800				

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 #: NJ39P05150103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
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	
	Audit	1411		1,000				
	Fees & costs	1430		13,800				
	Maintenance truck	1475		15,000				
	Contingency	1520		10,427				
	Grant total:			265,737				

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 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: 06/30/2002		<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		0.00	0.00
3	1408 Management Improvements	5,000		0.00	0.00
4	1410 Administration	13,800		0.00	0.00
5	1411 Audit	1,000		0.00	0.00
6	1415 liquidated Damages				
7	1430 Fees and Costs	13,800		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	49,760		0.00	0.00
10	1460 Dwelling Structures	141,110		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	840		0.00	0.00
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		0.00	0.00
20	Amount of Annual Grant: (sum of lines 2-19)	265,737		0.00	0.00

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 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: 06/30/2002		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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		23,035		0.00	0.00	Not started
	Roof replacement	1460	10 bldgs	44,500		0.00	0.00	Not started
	Graffiti blocker	"	20 "	6,000		0.00	0.00	Not started
	Brick repair/refacing	"	30 "	12,000		0.00	0.00	Not started
	Furnace replacement	"	4 furnaces	19,000		0.00	0.00	Not started
	Window repair/replacement	"	200 windows	15,000		0.00	0.00	Not started
	PVC 90 downspout attachments	"	136	1,500		0.00	0.00	Not started
	GFI outlet replacement	"	360 outlets	5,000		0.00	0.00	Not started
	Repair rebar on buildings	"	24 bldgs	8,660		0.00	0.00	Not started
	Repair rebar on buildings	1470	2 "	840		0.00	0.00	Not started
NJ051-02 A&B								
Whitney Gardens	Site improvements	1450		13,825		0.00	0.00	Not started
	Brick repair/ refacing	1460	20 bldgs	4,600		0.00	0.00	Not started
	Repair/paint walls	"	25 units	5,500		0.00	0.00	Not started
NJ051-03								
Summit Park	Site improvement	1450		11,050		0.00	0.00	Not started
	Brick repair/refacing	1460	15 bldgs	3,350		0.00	0.00	Not started
	Repair/paint walls	"	25 units	5,500		0.00	0.00	Not started
NJ051-05								
Delsea Manor	Site improvements	1450		1,850		0.00	0.00	Not started
	Brick repair/resurfacing	1460	20 bldgs	5,000		0.00	0.00	Not started
	Repair/paint walls	"	25 units	5,500		0.00	0.00	Not started

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	
PHA-Wide	Resident initiatives	1406		30,000		0.00	0.00	Not started
	Staff/Board training	1408		5,000		0.00	0.00	Not started
	Modernization coordinator	1410		13,800		0.00	0.00	Not started
	Audit	1411		1,000		0.00	0.00	Not started
	Fees & costs	1430		13,800		0.00	0.00	Not started
	Contingency	1520		10,427		0.00	0.00	Not started
	Grant total:			265,737		0.00	0.00	Not started

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		2,937.97	2,937.97
4	1410 Administration	11,180		0	0.00
5	1411 Audit	1,016		0	0.00
6	1415 liquidated Damages				
7	1430 Fees and Costs	12,196		0	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	220,018		13,576.20	13,576.20
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	10,162		0	0.00
13	1475 Nondwelling Equipment	10,162		0	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				

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
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 6/30/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	10,162		0.00	0.00
20	Amount of Annual Grant: (sum of lines 2-19)	279,977		16,514.17	16,514.17
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	74,727.00	4,923.00	4,923.00	In progress
Ellis Manor	Repair ceiling damage	1460	30	13,200	13,200.00	0	0	Not started
	Bathroom repair	1460	30	38,610	38,610.00	2,425.00	2,425.00	In progress
	Painting	1460	20	4,600	4,600.00	0	0	Not started
NJ051-02 A&B	Wall repair and painting	1460	40	8,153	8,153.00	0	0	Not started
Whitney Gardens	Bathroom repair	1460		0	2,565.00	2,565.00	2,565.00	Complete
	Floor replacement	1460	1	0	978.00	978.00	978.00	Complete
	Utility room wall and floor repair	1470	9	5,081	5,081.00	0	0	Not started
	Remove rust/ corrosion in HVAC	1475	9	5,081	5,081.00	0	0	Not started
NJ051-03	Floor repair	1460	10	20,325	20,325.00	0	0	Not started
Summit Park	Entry door weather stripping	1460	40	5,080	5,080.00	0	0	Not started
	Utility room ceiling and wall repair	1470	7	5,081	5,081.00	0	0	Not started
	Remove rust /corrosion from HVAC	1475	7	5,081	5,081.00	0	0	Not started
NJ051-05	Bathroom cabinet repair	1460	40	25,400	25,400.00	0	0	Not started
	Entry door replacement	1460	40	25,400	25,400.00	1,705.20	1,705.20	In progress
NJ051-02&03	Countertop replacement	1460		0	980.00	980.00	980.00	Complete
PHA-Wide	Computer upgrade	1408		5,081		2,937.97	2,937.97	In progress

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 #: 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	
	Housing manager/mod coordinator	1410		11,180		0	0	Not started
	Audit	1411		1,016	1,016.00	0	0	Not started
	A/E Services	1430		12,196	12,196.00	0	0	Not started
	Contingency	1502		10,162	10,162.00	0	0	Not started

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	12/31/02			06/30/04			
Mngment improvements	12/31/02		12/31/01	”			
Administration	“			”			
Contingency	“			”			
NJ051-01							
Kitchen repair							
Ceiling repair	“			”			
Bathroom repair	“			”			
Painting	“			”			
NJ051-02 A & B				”			
Wall repair & painting							
Remove rust/corrosion	“			”			
Repair utility room	“			”			
Bathroom repair	“		03/31/02	“		03/31/02	
Floor replacement	“		06/30/02	“		06/30/02	
NJ051-03				”			
Floor repair	“						
Removal rust/corrosion	“			”			
Fix utility ceiling/ wall	“			”			
Door weather stripping	“			”			
NJ051-05				”			
Repair bath cabinets							
Replace entry doors	“			”			

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: 6/30/02		<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	28,142	28,142	23,142.00
4	1410 Administration	27,468	27,468	27,468	9,494.06
5	1411 Audit	3,086	3,086	3,086	0
6	1415 liquidated Damages				
7	1430 Fees and Costs	15,896	15,896	15,896	12,794.99
8	1440 Site Acquisition				
9	1450 Site Improvement	19,616	19,616	19,616	7,247.67
10	1460 Dwelling Structures	175,109	170,109	170,109	6,504.95
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	11,185	11,185	0
20	Amount of Annual Grant: (sum of lines 2-19)	275,502	275,502	275,502	59,183.67

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: 6/30/02		<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	2,810.46	2,810.46	2,058.13	In progress
	Furnace replacement	1460		2,000	2,000.00	2,000.00	0	Not started
	Window repair/replacement	“		10,500	10,500.00	10,500.00	0	“
	Wall repair/replacement	“		15,000	15,000.00	15,000.00	0	“
	Door Replacement	“		60,000	50,495.05	50,495.05	0	“
NJ051-02A & B								
Whitney Gardens	Site improvement	1450		6,000	6,000.00	6,000.00	0	Not started
	Siding replacement	1460		40,000	40,000.00	40,000.00	0	“
	Window replacement			2,000	2,000.00	2,000.00	0	“
NJ051-03								
Summit Park	Site improvement	1450		5,616	5,616.00	5,616.00	0	“
	Screen replacement	1460		0	642.18	642.18	642.18	Complete
NJ051-05								
Delsea Manor	Window replacement	1460		45,609	45,609.00	45,609.00	0	Not started
	Site improvement	1450		0	4,753.00	4,753.00	4,753.00	Complete
PHA-Wide	Staff/Board Training	1408		18,142	23,142.00	23,142.00	23,142.00	“
	Energy Audit	“		5,000	5,000.00	5,000.00	0	Not started
	Housing Manager/Mod Coordinator	1410		27,468	27,468.00	27,468.00	9,494.06	In progress
	Audit	1411		3,086	3,086.00	3,086.00	0	Not started
	A/E services	1430		15,896	15,896.00	15,896.00	12,794.99	In progress
	Parking signs	1450		0	436.54	436.54	436.54	Complete
	Smoke detectors	1460		0	434.75	434.75	434.75	“
	Refrigerator parts	1460		0	158.40	158.40	158.40	“

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 #: 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	
	Electrical, plumbing & heating supplies	1460		0	3,269.62	3,269.62	3,269.62	“
	Contingency	1502		11,185	11,185.00	11,185.00	0	Not started
	Grant Total			275,502	275,502.00	275,502.00	57,183.67	

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		12/31/01	09/30/03		03/31/02	
Energy audit	“		03/31/02	“			
Housing mgr/mod coord	“		12/31/01	“			
Audit	“		03/31/02	“			
A/E services	12/31/01		12/31/01	“			
Parking signs	03/31/02		03/31/02	“		03/31/02	
Smoke detectors	“		03/31/02	“		03/31/02	
Refrigerator parts	“		03/31/02	“		03/31/02	
Electrical/plumb/heat	“		03/31/02	“		03/31/02	
Contingency	“		03/31/02	“			
NJ051-01							
Site improvement	“		12/31/01	“			
Furnace replacement	“		03/31/02	“			
Window repair/replace	“		03/31/02	“			
Wall repair/replace	“		03/31/02	“			
Door replacement	“		03/31/02	“			
NJ051-02							
Site improvement	“		03/31/02	“			
Siding replacement	“		03/31/02	“			
Window replacement	“		12/31/01	“		03/31/02	
NJ051-03							
Site improvement	“		03/31/02	“			

Glassboro Housing Authority

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	
Screen replacement	03/31/02		03/31/02	09/30/03		03/31/02	
NJ051-05							
Window replacement	“		03/31/02	“			
Site improvement	“		03/31/02	“		03/31/02	

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: NJ39P05191499 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 1999	
<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: 6/30/02 <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	17,830.00	17,830.00	17,830.00	17,830.00	
4	1410 Administration	29,000.00	29,000.00	29,000.00	29,000.00	
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs	10,300.00	10,300.00	10,300.00	10,300.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	168,415.72	168,415.72	168,415.72	2,029.75	
10	1460 Dwelling Structures	44,391.74	42,407.74	44,391.74	41,308.70	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	8,585.19	10,569.19	10,569.19	10,569.19	
13	1475 Nondwelling Equipment	11,505.35	11,505.35	11,505.35	11,505.35	
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					
20	Amount of Annual Grant: (sum of lines 2-19)	290,028	290,028.00	290,028.00	122,542.99	

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: NJ39P05191499 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<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: 6/30/02		<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

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 #: NJ39P05191499 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 1999			
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	Playground Equip. & Surface	1450		166,615.72	166,615.72	166,615.72	229.75	In progress
	Furnace replacement	1460		4,300.00	4,300.00	4,300.00	4,300.00	Complete
	Kitchen/Bath repair	“		15,035.00	15,035.00	15,035.00	15,035.00	“
	Powerwash buildings	“		2,575.00	2,575.00	2,575.00	2,575.00	“
	Termite treatment	1470		3,051.00	3,051.00	3,051.00	3,051.00	“
	Plumbing/heating repair	1470		626.65	689.19	689.19	689.19	“
NJ051-02A & B								
Whitney Gardens	Tree removal	1450		1,800.00	1,800.00	1,800.00	1,800.00	“
	Maintenance door replacement	1470		0.00	1,984.00	1,984.00	1,984.00	“
NJ051-05								
Delsea Manor	Wall fans & AC switches	1460		4,128.40	4,128.40	4,128.40	4,128.40	“
	Installation of fans & switches	1460		10,090.00	10,090.00	10,090.00	10,090.00	“
	Hot water heater replacement	1470		3,245.00	3,245.00	3,245.00	3,245.00	“
	Plumbing/heating repair	1470		62.54	0.00	0.00	0.00	“
NJ051-01,02,03	Plumbing/heating repair	1460		3,966.30	3,966.30	3,966.30	3,966.30	“
NJ051-02,03	Door frame replacement	1460		3,083.04	1,099.04	1,099.04	0.00	Not started
	Fire certification inspection	1470		1,600.00	1,600.00	1,600.00	1,600.00	Complete
NJ051-02,03,05	Electrical work	1460		1,214.00	1,214.00	1,214.00	1,214.00	“
PHA-Wide	Computer upgrade;Y2K compliance	1408		17,830.00	17,830.00	17,830.00	17,830.00	“
	Housing Mgr/MOD coordinator	1410		29,000.00	29,000.00	29,000.00	29,000.00	“
	A/E services	1430		10,300.00	10,300.00	10,300.00	10,300.00	“
	Tractor engine repair	1475		3,279.35	3,279.35	3,279.35	3,279.35	“
	Tractor purchase	1475		8,226.00	8,226.00	8,226.00	8,226.00	“

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 #: NJ39P05191499 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 1999			
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	
	Grant Total			290,028.00	290,028.00	290,028.00	122,542.99	

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 #: NJ39P05191499 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 1999	
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	
NJ051-01							
Playground	09/30/01		09/30/01	09/30/02			
Furnace replacement	“		03/31/01	“		03/31/01	
Kitchen/bath repair	“		09/30/01	“		03/31/01	
Powerwash bldgs	“		06/30/01	“		06/30/01	
Termite treatment	“		06/30/01	“		06/30/01	
Plumbing/heating repair	“		03/31/01	“		03/31/01	
NJ051-02							
Tree removal	“		06/30/01	“		06/30/01	
Maintenance door	“		12/31/01	“		12/31/01	
NJ051-05							
Wall fans & switches	“		09/30/00	“		09/30/00	
Install.of fans/switches	“		09/30/00	“		09/30/00	
Hot water heater	“		06/30/00	“		06/30/00	
NJ051-01,02,03							
Plumbing/heating repair	“		09/30/01	“		09/30/01	
NJ051-02,03							
Door frame replacement	“		09/30/01	“			
Fire certification inspect.	“		09/30/01	“		09/30/01	
NJ051-02,03,05							
Electrical work	“		09/30/01	“		09/30/01	
PHA-wide							
Computer upgrade	“		12/31/99	“		12/31/99	
Hsing Mgr/MOD Coord.	“		09/30/01	“		06/30/02	

Glassboro Housing Authority

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 #: NJ39P05191499 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 1999	
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	
A/E Services	09/30/01		09/30/00	09/30/02		12/31/01	
Tractor engine repair	“		12/31/99	“		12/31/99	
Tractor purchase	“		06/30/00	“		06/30/00	

Glassboro Housing Authority

nj051c01.

Required Attachment C:

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the Borough of Glassboro		<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		183,850	167,000	91,000	89,977
NJ051-02 Whitney Gardens		13,500	11,360	16,385	9,000
NJ051-03 Summit Park		12,860	10,350	15,375	14,000
NJ051-05 Delsea Manor		13,500	35,000	107,250	42,760
PHA-wide		42,027	42,027	41,727	110,000
CFP Funds Listed for 5-year planning		265,737	265,737	265,737	265,737
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	102,000	Ellis Manor	Roof replacement	90,000
		Graffiti blocker/remover	5,000		Graffiti blocker/remover	5,000
		Brick repair/refacing	14,000		Brick repair/refacing	12,000
See		Siding replacement	12,000		Siding replacement	12,000
Annual		Site improvement	3,850		Site improvement	2,000
Statement		Repair/paint walls	9,000		Repair/paint walls	8,000
		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	4,500	Whitney Gardens	Brick repair	4,360
		Repair/paint walls	5,000		Repair paint walls	4,000
		Site improvement	4,000		Site improvement	3,000
	NJ051-03			NJ051-03		
	Summit Park	Brick repair/refacing	4,360	Summit Park	Brick repair/refacing	4,350
		Repair/paint walls	4,500		Repair/paint walls	4,000
		Site improvement	4,000		Site improvement	2,000
	NJ051-05			NJ051-05		
	Delsea Manor	Brick repair/refacing	4,500	Delsea Manor	Brick repair/refacing	4,000
		Repair/paint walls	5,000		Repair/paint walls	4,000
		Site improvement	4,000		Bathroom remodeling	24,000
					Site improvement	3,000
			(See below)			(See below)

Glassboro Housing Authority

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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
	PHA-wide	Staff/ Board training	5,000	PHA-wide	Staff/ Board training	5,000
		A/E services	14,000		A/E services	14,000
		Mod coordinator	14,000		Mod coordinator	14,000
		Audit	1,000		Audit	1,000
See		Contingency	8,027		Contingency	8,027
Annual Statement						
	Total CFP Estimated Cost		265,737			265,737

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	5,000	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	32,000		Furnace replacement	10,000
	Site improvement	5,000		Site improvement	9,000
	Repair/paint walls	8,000		Repair/paint walls	5,000
	Window repair/replace	8,000		Repair comm. room walls	2,977
				Repair kitchens & baths	43,000
NJ051-02			NJ051-02		
Whitney Gardens	Brick repair/refacing	5,625	Whitney Gardens	Site improvement	9,000
	Repair/ paint walls	5,500			
	Site improvement	5,260			
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	9,000
	Site improvement	5,000			
NJ051-05			NJ051-05		
Delsea Manor	Brick repair/refacing	5,250	Delsea Manor	Kitchen repairs	33,760
	Repair/paint walls	5,000		Site improvement	9,000
	Kitchen repair	41,000			
	Bathroom remodeling	51,000			
	Site improvement	5,000			

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Total CFP Estimated Cost	265,737			265,737
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Glassboro Housing Authority
nj051d01. Public Housing Drug Elimination Program Plan

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** _____

Glassboro Housing Authority

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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	0			
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.

With respect to the PHA Plan, for the FY2002 Plan cycle, PHAs will no longer be required to complete Subcomponent 13 D of the annual Plan or the PHDEP template. With the exception of high performers and small PHAs, housing authorities must complete Subcomponents 13A-C of the Plan.

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	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

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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:	
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.							
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.							

Glassboro Housing Authority

2.							
3.							

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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

Glassboro Housing Authority

	Served					/Source)	
1.							
2.							
3.							

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9150 - Physical Improvements						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.							

9160 - Drug Prevention						Total PHDEP Funding: \$	
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.							

9170 - Drug Intervention						Total PHDEP Funding: \$16,112	
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.							

Glassboro Housing Authority

3.							
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nj051d01.

9180 - Drug Treatment						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.							

9190 - Other Program Costs						Total PHDEP Funds: \$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.							

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>	

Glassboro Housing Authority

9110				
9120				
9130				
9140				
9150				
9160				
9170				
9180				
9190				
TOTAL				

nj051d01.

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “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, 2003

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

Glassboro Housing Authority
Joseph D'Alessandro Councilperson
George Cossabone Councilperson

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
Brooks, Queen	151 Delsea Manor Drive	307-1410	public housing
Byrd, Eliza	124 Grillo Street	881-8481	public housing
Downes, Kevin	1807 South Academy Street	307-1019	section 8
Gomez, Elizabeth	14 Deedre Lane	881-8567	section 8
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
Wayne, Eileen	101F Parkcrest Village Apts.	442-0360	section 8
West, Richard	214 Higgins Drive	881-5769	public housing
West, Sheryl	214 Higgins Drive	881-5769	public housing

nj051g01.

Attachment G:

Resident Advisory Board Comments

A. Meetings with the Resident Advisory Board

October 9, 2002:

This meeting was attended by six members of the GHA staff, ten residents and the consultant. Arenda Rolax, Executive Director went through the Annual Plan with the residents explaining each section of the plan. 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

The Family Counselor discussed the Authority's drug elimination efforts and activities in detail. The FSS Coordinator explained the FSS Program encouraging residents to participate. The consultant, Roy Rogers, commented on the thoroughness of the GHA Annual Plan. He complimented the residents on their attendance and the Authority for still operating the Drug Elimination Program without designated funding from HUD. Mr. Rogers also spoke on the positive impact that the trips and activities have on the residents, especially the children. He also spoke on the FSS Program and how it works to assist families in buying a home without a Home Ownership Program, per say. Because there were no significant changes to the Plan, residents had no questions or comments at this time. The residents asked questions and discussed the FSS program specifically the use of FSS escrow funds used for down payments on homes, to purchase cars for transportation to work, and to pay tuition. Capital Fund improvements to the public housing buildings and grounds were also discussed.

Glassboro Housing Authority

The Public Hearing

The public hearing on the GHA FY2003 Annual Plan Update was held on October 9, 2002 and was conducted by the Board Attorney. There were no comments from the public regarding the GHA Annual Plan Update. Members of the Resident Advisory Board were present and stated that they had reviewed the plan in detail and found it to be very good. They agreed with the Authority's plans for the upcoming year and look forward to working with the Authority staff.

October 12, 2002:

This meeting was attended by four members of the GHA staff and twelve residents. The meeting was opened by Arenda Rolax, Executive Director. Mrs. Rolax reviewed the Annual Plan for FY2003. She discussed the difference between Section 8 Vouchers for subsidized rent and Public Housing. Residents asked questions about how to transfer from Public Housing to the Section 8 program. Another resident asked if the FSS program with the escrow accounts could be set up in Public Housing. Discussion took place regarding the use of FSS escrow funds to purchase homes, cars, etc. The method of how monies are put in the escrow account was explained. Safety and security issues in Public Housing were discussed between the residents and the Authority staff. Residents noted that they see tremendous improvement. The drug activity at the family development has decreased, however on certain areas of the property people are attempting to traffic drugs again. Mrs. Rolax explained that the Housing Authority and the Police Department are continuously meeting and identifying methods and strategies to combat the drug and criminal activity. A resident inquired about the difference between flat rents and the regular subsidized rent. Discussion took place regarding the upcoming Capital Fund work on building and grounds at all complexes.

B. GHA Responses to Resident Comments

- Residents expressed interest in the continuation of the drug elimination program and improved safety and security

GHA Response: The Authority will continue to work with the Center For Family Services to provide prevention and intervention services and the local police department to provide security measures above and beyond the routine patrols. It is anticipated that HUD will provide additional funding for these necessary services.

- Residents expressed interest in the FSS Program. Public Housing residents inquired about how to have the same program services.

GHA Response: Section 8 residents were encouraged to participate in the program. Emphasis was placed on how the process works to accumulate monies in the escrow account. Residents were informed that GHA staff will work with them to obtain mortgages, pay off delinquent debts, and to match them with agencies who provide housing counseling and credit repair assistance. Public housing residents were told that GHA staff has over the years and will continue to assist them with home ownership and will continue to plan for a structured FSS program for public housing residents

- Capital Fund Improvements.

GHA Response: Residents were advised that they will be contacted regarding scheduling of

Glassboro Housing Authority
 major contract work to buildings and grounds. Meetings will be held with the residents to
 get specific input from them prior to commencement of the work .

nj051h01.

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)]

nj016i01

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.