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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Wildwood

PHA Number: NJ080

PHA Fiscal Year Beginning: 04/2003

PHA Plan Contact Information:

Name: Robert J. Ciccozzi, Executive Director

Phone: (609) 729-0220 Ext. 3115

TDD: None

Email (if available): wwh1@fcc.net

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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Attachments

- Attachment A : Supporting Documents Available for Review
- X Attachment __: Capital Fund Program Annual Statement
- X Attachment __: Capital Fund Program 5 Year Action Plan
- Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement
- X Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan
- X Attachment __: Resident Membership on PHA Board or Governing Body
- X Attachment __: Membership of Resident Advisory Board or Boards
- Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text) **COMMENTS ARE INCLUDED IN ANNUAL PLAN TEXT.**
- 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
In an effort to fulfill our mission and meet our goals and objectives we shall continue working with our local and state jurisdictions. We shall continue to collaborate with various public and private entities to promote our common

goals and objectives of reducing the concentration of poverty in housing, provide quality affordable housing that is decent, safe, well-maintained and free from drugs and violent crime. We will continue working in partnership with individuals and organizations to provide housing, education and employment opportunities for low-income families to become self-sufficient and improve their quality of life. Although PHDEP grant funds have been eliminated, we will dedicate a portion of our capital fund grants to continue our work with the Wildwood police department. Through those efforts, we will continue to provide our residents with the confidence that they reside in a safe and drug-free environment. Additionally, the police officers on site provide mentoring for the youth of Wildwood Housing Authority.

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

Wildwood Housing Authority has implemented a Cost Control Plan in an effort to operate in the most cost efficient manner possible. Cost control policies and procedures have been established both in the "Little Store" operated by the housing authority and the Congregate Services Program. These changes in program management will be further implemented in the upcoming year and will provide for more efficient and higher quality services to our residents.

The personnel committee will implement a performance evaluation policy established in early 2003. The performance evaluation system will allow the housing authority to better manage its most valued resource – its employees. It is anticipated that this policy will be approved by June 1, 2003.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. X 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? \$ 261,160

C. X 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 A

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

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 X 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 X 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 downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership 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? The PHDEP Grant has been terminated as of the end of 2001. Site security previously funded by the PHDEP Grant has been reprogrammed and security personnel will be funded by 2002 and subsequent capital fund programs.

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$-0-

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 _____

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: **See Comments Attached below in Item 6A(3) Other Comments**

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 at the end of the RAB Comments in Attachment ____.

Other: (list below) Resident Advisory Board Comments: Residents suggested that the activities previously undertaken with PHDEP funds be continued. As a result, housing authority management has decided to continue the policing and anti-crime efforts through the use of capital funds. The residents have also suggested that a social services committee be established. The Committee will be comprised of tenants and Wildwood Housing Authority staff. The Committee will be given an active role in the housing authority's drug prevention efforts and will also sponsor cultural and educational events for residents. The events will be more than social gatherings, they will be geared to providing educational and economic self-sufficiency opportunities for residents. A tour of Seton Hall University has already been planned.

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: New Jersey Consolidation Plan

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)
- 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: Provide safe, sanitary housing, provide training, work in conjunction with county and the federal government. State of New Jersey, define new regulations not presently outlined in the 5 Year / Annual Plan.

C. Criteria for Substantial Deviation and Significant Amendments

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: N/A

B. Significant Amendment or Modification to the Annual Plan: N/A

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
X	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
X	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
N/A	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
N/A	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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
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
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	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 X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	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
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	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
N/A	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
N/A	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) X check here if included in the public housing A & O Policy	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**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 CITY OF WILDWOOD	Grant Type and Number Capital Fund Program: NJ39P08050103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 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	18,160		0	
3	1408 Management Improvements	25,000		0	
4	1410 Administration	3,000		0	
5	1411 Audit	2,000		0	
6	1415 liquidated Damages				
7	1430 Fees and Costs	20,000		0	
8	1440 Site Acquisition				
9	1450 Site Improvement	24,000		0	
10	1460 Dwelling Structures	143,000		0	
11	1465.1 Dwelling Equipment—Nonexpendable	26,000			
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				
20	Amount of Annual Grant: (sum of lines 2-19)	261,160		0	
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	25,000		0	
24	Amount of line 20 Related to Energy Conservation Measures				

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 CITY OF WILDWOOD			Grant Type and Number Capital Fund Program #: NJ39P08050103 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	
HA-Wide	Supplement staff operations by providing salary and benefits for a tenant services clerk	1406		18,160				
HA-Wide	Modernization Coordinator	1410		3,000				
HA-Wide	Audit of Program Expenditure & Grants	1411		2,000				
80-1	Architect & Engineer Fees	1430		12,000				
80-2	Architect & Engineer Fees	1430		8,000				
80-1	Bathroom & Kitchen Light Fixtures	1450		24,000				
80-1	Sheetrock Replacement	1460		20,000				
80-2	Replace Heat Pumps	1460		25,000				
80-2	Renovate community room and office space	1460		44,000				
80-2	Continue replacement of apartment doors	1460	24	16,000				
80-2	Replace floors in common areas	1460	2 floors	4,000				
80-1	Cyclical Painting of Units	1460		13,000				
80-2	Cyclical Painting of Units	1460		13,000				
80-1	Replace Tub Liners	1460		8,000				
80-1	Continue program of replacing heat condensers	1465.1	10	18,000				
80-1	Refrigerators and Ranges	1465.1	4	8,000				
80-1	Family Site Security & Social Services	1408		25,000				

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 CITY OF WILDWOOD	Grant Type and Number Capital Fund Program: NJ39P08050103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1)
X Performance and Evaluation Report for Period Ending: 9/30/02 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	18,160	18,000	18,000	0
3	1408 Management Improvements	25,000	25,000	25,000	0
4	1410 Administration	3,000	3,000	3,000	0
5	1411 Audit	2,000	2,000	0	0
6	1415 liquidated Damages				
7	1430 Fees and Costs	20,000	24,000	12,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement	24,000	13,670	4,000	0
10	1460 Dwelling Structures	143,000	149,490	30,000	0
11	1465.1 Dwelling Equipment—Nonexpendable	26,000	26,000	0	
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				
20	Amount of Annual Grant: (sum of lines 2-19)	261,160	261,160	92,000	0
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	25,000	25,000	92,000	0
24	Amount of line 20 Related to Energy Conservation Measures				

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 CITY OF WILDWOOD		Grant Type and Number Capital Fund Program #: NJ39P08050102 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	
80-2								
HA-Wide	Supplement staff operations by providing salary and benefits for a tenant services clerk	1406		18,000	18,000	18,000		
HA-Wide	Modernization Coordinator	1410		3,000	3,000	3,000		
HA-Wide	Audit of Program Expenditure & Grants	1411		2,000	2,000			
80-1	Architect & Engineer Fees	1430		12,000	12,000			
80-2	Architect & Engineer Fees	1430		12,000	12,000	12,000		
80-1	Replace recycling drop-off asphalt pad with concrete pad	1450		4,000	4,000	4,000		
80-1	Coat red concrete with color wax to prevent deterioration	1450		18,000	9,670			
80-2	Remove solar tanks in recycling room and remove solar collectors from roof	1460		30,000	1,650			
80-2	Renovate community room and office space	1460		11,160	71,840			
80-2	Continue replacement of apartment doors	1460	24	16,000	16,000			
80-2	Replace floors in common areas	1460	2 floors	4,000	0			
80-1	Recoat dryvit exterior	1460		4,000	4,000	4,000		
80-1	Replace fire alarm control panel	1460		50,000	0			
80-2	Refrigerators & Ranges	1460		0	30,000			
80-1	Continue program of replacing heat condensers	1465.1	10	18,000	18,000			

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 CITY OF WILDWOOD		Grant Type and Number Capital Fund Program #: NJ39P08050102 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	
80-1	Upgrade security cameras	1465.1	4	8,000	8,000			
80-1	Family Site Security	1408		25,000	25,000	25,000		
80-1	Cyclical Painting of Units	1460		13,000	13,000	13,000		
80-2	Cyclical Painting of Units	1460		13,000	13,000	13,000		

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 CITY OF WILDWOOD		Grant Type and Number Capital Fund Program #: NJ39P08050102 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/30/04	9/30/04		9/30/06	9/30/06		
80-1	9/30/04	9/30/04		9/30/06	9/30/06		
80-2	9/30/04	9/30/04		9/30/06	9/30/06		

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 CITY OF WILDWOOD		Grant Type and Number Capital Fund Program: NJ39P08050101 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 X Revised Annual Statement (revision no: 1)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: Sept. 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	23,676	23,676	23,676		
3	1408 Management Improvements	3,000	3,000	3,000		
4	1410 Administration					
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs	38,369	38,369	24,000		
8	1440 Site Acquisition					
9	1450 Site Improvement	9,500	9,500	9,500		
10	1460 Dwelling Structures	189,800	189,800	69,315		
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	10,000	10,000		
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					
20	Amount of Annual Grant: (sum of lines 2-19)	274,345	274,345	139,491		
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			0		

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 CITY OF WILDWOOD			Grant Type and Number Capital Fund Program #: NJ39P08050101 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	
HA-Wide	Supplement staff operations by providing salary and benefits for a tenant services clerk	1406		23,676	20,710	20,710	6,502	
HA-Wide	Modernization Coordinator	1408		3,000	3,000	3,000	692	
80-2	Study deterioration of atrium beam to determine appropriate corrective action plan	1430		12,369	5,000	0	0	
80-1	Architect & Engineer Fees	1430		6,731	5,731	5,731	5,307	
80-2	Architect & Engineer Fees	1430		19,269	18,269	18,269	6,417	
80-1	Replace laundry entrance	1450		9,500	3,400	3,400	0	
80-2	Jockey Pump	1460		8,000	8,940	8,940	8,940	
80-2	Prepare and coat exterior panels	1460		104,375	84,000	84,000	3,781	
80-2	Asphalt Overlay at parking lots E & J	1460		12,810	24,000	14,000	0	
80-2	Reapply Atrium floor epoxy	1460		3,300	2,980	2,980	2,980	
80-2	Cable Systems Upgrade	1460		13,000	8,862	8,862	8,862	
80-1	Replace exterior steel doors	1460		10,000	10,000	0	0	
80-2	Administrative office renovations	1460		12,369	27,681	27,681	27,681	
80-2	Replace smoke detectors	1460		4,300	5,640	5,640	5,640	
80-2	Replace refrigerators & ranges	1465.1	70	10,000	19,439	19,439	19,439	
80-2	Replace Heat Pumps	1460		0	3,983	3,983	3,983	

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 CITY OF WILDWOOD		Grant Type and Number Capital Fund Program #: NJ39P08050101 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	
80-1	Cyclical Painting of Units	1460		10,823	11,400	11,400	10,498	
80-2	Cyclical Painting of Units	1460		10,823	11,400	11,400	10,498	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
X Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NJ080-1	Commissioners Court	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)

Unit Cycle Painting	13,000	FY 2004
Architectural & Engineering Fees	16,000	FY 2004
Roof Replacement	12,000	FY 2004
Site Security	25,000	FY 2004
Replacement of Heating Condensers	18,000	FY 2004
Replace Kitchen Counters & Base Cabinets	34,000	FY 2004
Replace Tub Liners	8,000	FY 2004
Total 2004	<u>126,000</u>	
Unit Cycle Painting	13,000	FY 2005
Architectural & Engineering Fees	22,000	FY 2005
Roof Replacement	32,000	FY 2005
Site Security	25,000	FY 2005
Replace Kitchen Counters & Base Cabinets	44,000	FY 2005
Replace Tub Liners	8,000	FY 2005
Total 2005	<u>144,000</u>	
Unit Cycle Painting	13,000	FY 2006
Architectural & Engineering Fees	22,000	FY 2006
Roof Replacement	44,000	FY 2006
Site Security	25,000	FY 2006
Replace Kitchen Counters & Base Cabinets	12,000	FY 2006
Replace Tub Liners	8,000	FY 2006
Total 2006	<u>124,000</u>	
Unit Cycle Painting	13,000	FY 2007
Architectural & Engineering Fees	12,000	FY 2007
Kitchen Renovations	30,000	FY 2007
Site Security	25,000	FY 2007
Replacement of Heating Condensers	18,000	FY 2007
Bathroom & Kitchen Light Fixtures	24,000	FY 2007
Total 2007	<u>122,000</u>	

Total estimated cost over next 5 years	644,000
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CFP 5-Year Action Plan	
<input checked="" type="checkbox"/> Original statement	<input type="checkbox"/> Revised statement

Development Number	Development Name (or indicate PHA wide)	Estimated Cost	Planned Start Date (HA Fiscal Year)
NJ080-1	Sandman Towers		
Description of Needed Physical Improvements or Management Improvements			

Unit Cycle Painting	13,000	FY 2004
Architectural & Engineering Fees	8,000	FY 2004
Atrium Deck Restoration	46,000	FY 2004
Replace Heat Pumps	21,000	FY 2004
Replacement Hallway Floors	4,000	FY 2004
Replace Apartment Doors	16,000	FY 2004
Replace Main Sliding Door at Entrance	<u>6,000</u>	FY 2004
Total 2004	<u>126,000</u>	
Unit Cycle Painting	13,000	FY 2005
Architectural & Engineering Fees	22,000	FY 2005
Community Room & Office Renovation	<u>61,000</u>	FY 2005
Total 2005	<u>96,000</u>	
Unit Cycle Painting	13,000	FY 2006
Architectural & Engineering Fees	22,000	FY 2006
Roof Replacement	31,000	FY 2006
Replace Kitchen Counters & Base Cabinets	12,000	FY 2006
Refrigerators & Ranges	<u>8,000</u>	FY 2006
Total 2006	<u>116,000</u>	
Unit Cycle Painting	13,000	FY 2007
Architectural & Engineering Fees	8,000	FY 2007
Roof Replacement	44,000	FY 2007
Replacement Hallway Floors	4,000	FY 2007
Replace Kitchen Cabinets	41,000	FY 2007
Refrigerators & Ranges	<u>8,000</u>	FY 2007
Total 2007	<u>118,000</u>	

Total estimated cost over next 5 years	566,000
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CFP 5-Year Action Plan
X Original statement <input type="checkbox"/> Revised statement

Development Number	Development Name (or indicate PHA wide)
NJ080-01 & NJ080-02	PHA-Wide

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations – Tenant Services Salary & Benefits	18,000	FY 2004
Modernization Coordinator	<u>3,000</u>	FY 2004
Total 2003	<u>21,000</u>	
Operations – Tenant Services Salary & Benefits	18,000	FY 2005
Modernization Coordinator	<u>3,000</u>	Fy 2005
Total 2003	<u>21,000</u>	
Operations – Tenant Services Salary & Benefits	18,000	FY 2006
Modernization Coordinator	<u>3,000</u>	FY 2006
Total 2003	<u>21,000</u>	
Operations – Tenant Services Salary & Benefits	18,000	FY 2007
Modernization Coordinator	<u>3,000</u>	FY 2007
Total 2003	<u>21,000</u>	
Total estimated cost over next 5 years	107,160	

PHA 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.

Section 1: General Information/History

- A. Amount of PHDEP Grant \$** 38,968.0 **for 2001 Grant Year (final year of grant)**
B. Eligibility type (Indicate with an “x”) N1 X N2 _____ R _____
C. FFY in which funding is requested n/a
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

By providing additional “visible” law enforcement personnel at the developments, WHA has instituted programs, services and activities designed to specifically alter influencing risk factors which could lead to drug use – i.e. peer pressure, idle time, environmental factors, etc. The programs implemented have helped to enhance socialization and cultural awareness skills of PHA tenants. This effort will be continued in the absence of the PHDEP Program via the reprogramming of CFP funds to this end.

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. Unit count information should be consistent with that available in PIC.

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)
Sandman Towers	100	115
Commissioners COurt	70	270

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).

12 Months X 18 Months 24 Months

NOTE: Due to discontinuation of funding, the program will terminate by September 30, 2002, but similar anti-drug efforts will continue via the reprogramming of CFP funds.

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. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. 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	Grant Term End Date
FY 1995		See Prior Year Plan				
FY 1996		No additional PHDEP				
FY 1997		funding				
FY2000						
FY 2001						

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.

B. PHDEP Budget Summary

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

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
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	

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)	
Objectives	

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P 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.							
2.							
3.							

9120 - Security Personnel					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.							

9130 – Employment of Investigators					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.							

9140 – Voluntary Tenant Patrol					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.							

9150 - Physical Improvements					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.							

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: \$		
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.							

9180 - Drug Treatment					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.							

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

Required Attachment ____: Resident Member on the PHA Governing Board

1. Yes X 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.
X Other (explain): The appointing officials are currently considering alternative resident candidates for appointment to the Board

B. Date of next term expiration of a governing board member: 04/01/03

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

Dwayne Sloan, City Mayor
Fred Wagner, Councilman
Ernest Troiano, Councilman

Required Attachment _____: 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.)

Staley Webb

Miguel Osoria

Leon Edwards

Robert Bolen

Leshawn Ward

Deborah Winberly

Jackie Martinez

Elizabeth Ward