

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHA's to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHA's. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice:** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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## Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

# Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Husing Authority of the Borough of Glassboro

**PHA Number:** NJ051

**PHA Fiscal Year Beginning:** (01/01/2005)

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units: 179  
Number of S8 units: 112

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units:

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHA's	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**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
- PHA local offices

**Display Locations for PHA Plans and Supporting Documents**

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

**Streamlined Five-Year PHA Plan**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.12]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (Select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

***The Mission  
of the  
Housing Authority of the Borough of Glassboro***

is to assist low-income families, the elderly and the disabled with decent, safe, sanitary, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

***Our Priorities:***

***First,***

to provide, preserve and improve our housing stock through a strong maintenance and modernization program.

***Second,***

to assist our residents and clients by providing access to opportunities counseling, for further education, for vocational training, and for increased chances to reach self-sufficiency and home ownership.

## **B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA's may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHA's ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHA's should identify these measures in the spaces to the right of or below the stated objectives.

### **HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score 92)
  - Improve voucher management: (SEMAP score 96)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(List; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
- PHA Goal: Increase assisted housing choices  
Objectives:
- Provide voucher mobility counseling: Implemented
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

### **HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment  
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public

- housing households into lower income developments: Implemented
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: Implemented
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families: Implemented
  - Provide or attract supportive services to improve assistance recipients' employability: Implemented
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Implemented
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: Implemented
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Implemented
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**GLASSBORO HOUSING AUTHORITY  
FIVE YEAR STRATEGIC GOALS AND OBJECTIVES**

**I. Manage the Glassboro Housing Authority's Existing Public Housing Program in an Efficient and Effective Manner**

**STRATEGIC GOAL:**  
Manage the Glassboro Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer on the Public Housing Assessment System (PHAS).

## PERFORMANCE OBJECTIVES

### 1. Motivating Work Environment

*The Glassboro Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.*

## PERFORMANCE MEASURES

- A. The standard of management at the Glassboro HA shall be directly assessed by the indicators in the Public Housing Assessment System (PHAS) and in the Section Eight Management Assessment Program (SEMAP). The Glassboro HA aspires to "high performer" status under both measurement systems. If this goal is not attained, the Glassboro HA shall have met its management standards by scoring a minimum of at least 80% on the PHAS and SEMAP assessments.

## II. Improve Existing Site Conditions

### STRATEGIC GOAL:

Improve the physical conditions of existing public housing developments to reflect attractive, neighborhoods which mirror quality, market-rate housing in Glassboro.

## PERFORMANCE OBJECTIVES

### 1. Resident and Site Safety

Take regular affirmative actions to ensure that all site safety systems, especially fire safety, are in good working order at all times and that general apartment and site conditions offer a safe environment for site residents, visitors and staff.

### 2. Apartment Conditions

*Ensure that all apartment interiors are in good, clean and safe condition. Establish, routinize and enhance a new apartment inspection-work order completion system which targets completion of 100% of needed repairs in each apartment at the same time during a regular, annual schedule; or more generally, a maintenance system which is preventive and comprehensive vs. reactive, and driven by tenant complaints. Implemented*

### 3. Operating Systems

*Ensure that the existing mechanical, structural and fire safety systems at each development are kept in good working order and in compliance with all applicable building codes and standards. Implemented*

### 4. Site Appearance

*Dramatically improve the overall, external appearance of each development so as to reflect attractive, good quality, market-rate housing in Glassboro; or conversely, ensure that Glassboro HA developments do not reflect the negative stereotype of a "housing project". (Note: This objective will be pursued within quite limited financial constraints.)*

## PERFORMANCE MEASURES

- A. "High Performer" scores in Public Housing Management Assessment Program (PHMAP) and the new Public Housing Assessment System (PHAS), and/or equivalent national performance assessment or accreditation system.
- B. An acceptance rate of 80% for new applicants offered an apartment.
- C. Continued improvement in physical conditions at all sites. Further changes in the Ellis Manor development to reflect an attractive working neighborhood similar to other market rate housing in Glassboro

### III. Promote and Enforce Resident Responsibility

#### STRATEGIC GOAL:

Promote clear resident expectations of Glassboro HA services capacity and of resident responsibilities to consistently work with the Glassboro HA to preserve and improve scarce affordable housing resources and community stability.

## PERFORMANCE OBJECTIVES

### 1. New Social Partnership

Develop and support a new "Social Partnership" between the Glassboro HA and site residents that establishes a clear understanding of mutual responsibilities and expectations. Do so in the context of declining federal financial assistance and the realization that affordable housing is a scarce resource not available to the majority of income eligible families. Emphasize the need to exert cooperative efforts to sustain sound, safe, affordable and "working" communities.

### 2. Effective Resident Organization Partnerships

Develop resident organizations at sites where none exists, including our elderly developments. Support and promote effective partnerships with site resident organizations to ensure proactive support for building, managing and maintaining sound, safe, affordable and "working" communities, as integral parts of the broader Glassboro community. Do so in context of the Glassboro HA's Strategic Goals, changing program parameters, declining federal financial assistance, unequivocal mandates to preserve scarce housing resources and the imperative for residents to be "Good Neighbors" to each other and to the broader Glassboro communities and expect equivalent reciprocity.

### 3. Good Neighbor Lease Enforcement

Consistently enforce residential lease requirements which promote resident responsibility for the actions of family members and guests to ensure that all families assisted through Glassboro HA programs do not interfere with the right of other residents to live in a safe and peaceful environment. Clearly communicate, gain broad understanding of and vigorously enforce federal and State "One Strike and You're Out" principles, policies and lease provisions.

#### **4. Program Integrity**

Consistently enforce all lease provisions, especially regarding rent setting, rent payment, and limiting occupancy to only authorized household renters. Through consistent enforcement, reduce the opportunities for and incidence of income reporting fraud and illegal occupancy. To strengthen its Social Partnership initiative, the Glassboro Housing Authority will also ensure that it meets its obligations to its residents under their lease

#### **PERFORMANCE MEASURES**

- A.** If a written "Social Partnership" has been produced and widely distributed throughout Glassboro HA housing communities; and the extent to which any "reasonable person" would conclude that the responsibilities and expectations outlined in the Partnership are both clear and comprehensive; (include independent, third party reviews). Implemented
- B.** The extent to which Glassboro HA developments have properly constituted resident representatives and organizations which meet regularly, and consistently work with the Glassboro HA regarding problem identification, analysis, prioritizing action agendas and pursuing positive approaches to addressing community issues. Implemented
- C.** The extent to which the vast majority of resident adults, their children and guests are in compliance with the terms and conditions of Lease provisions, especially relating to drug-related criminal and/or violent behavior which disrupts the peaceful enjoyment of the premises by other residents, and provisions relating to proper care of the individual's apartment or townhouse and community areas. Implemented
- D.** For "One Strike and You're Out" and "abuse of the premises" tenancy cases, the extent to which there is a tracking and disposition system that is effective, fair and consistent. For the most serious or chronic violations, the extent to which such cases are vigorously pursued and brought to closure, i.e. the family is returned to normal tenancy through remediation or removal of the offending party(ies) or the offending family is permanently evicted.

#### **IV. Promote and Support Self-Sufficiency**

<b>STRATEGIC GOAL:</b>
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Increase the proportion of working families throughout the Glassboro HA public and assisted housing communities. Do so by promoting and supporting residents' efforts to gain, sustain and improve employment, targeting residents at the Ellis Manor Family Development.
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#### **PERFORMANCE OBJECTIVES**

##### **1. Ellis Manor "Welfare to Work"**

Increase the number of existing site families who gain, sustain and improve their employment status and decrease the number of families, who are assisted under Temporary Aid to Needy Families (TANF).

##### **2. Glassboro HA and private sector job placements**

Continue to provide qualified residents with opportunities for employment and advancement

with the Glassboro Housing Authority and for private sector employment referrals. Continue to assist residents to obtain educational training, vocational training, and job placement through the Glassboro Housing Authority Drug Elimination Program.

### **3. Increase proportion of employed families**

Through private sector and Housing authority job placements, the Housing Authority will increase the proportion of employed families in the Ellis Manor complex, which will in turn, produce higher rental revenues and less dependence upon federal operating subsidy, as well as promote de-concentration of very low-income families.

## **PERFORMANCE MEASURES**

- A.** Increase the proportion of working adults at Ellis Manor from 29% to 35% and decrease the proportion of TANF and other unemployed adults from 54% to 49%. Of the residents who begin employment, target 30% to sustain employment for at least six months after initial job placement.
- B.** Target 10 residents each year to be placed in private-sector positions through Glassboro HA linkages of which 75% will sustain employment for at least six months after hiring.
- C.** The extent to which the proportion of employed families throughout the Glassboro HA increases and results in increased average rents. Measure in overall rent averages and new resident average rents.

## **V Maximize Participant and Neighborhood Results of Rental Assistance Programs (Housing Choice Voucher Program)**

### **STRATEGIC GOAL:**

Provide eligible and responsible families and senior citizens with Rental Assistance (Section 8 Certificates and Vouchers) to gain safe and standard privately-owned housing to the fullest extent of available resources, and ensure that the rental assistance positively contributes to the stability of the neighborhoods into which Program recipients move and in which owners participate.

## **PERFORMANCE OBJECTIVES**

### **1. Achieve Program Mandates**

Substantially improve the housing opportunities and circumstances (both physical and economic) for eligible lower income families and senior citizens through effectively providing rental assistance within the rules and regulations of the Housing Choice Voucher Program and of the Glassboro HA Administrative Plan.

### **2. Self-Sufficiency Initiative Preferences**

Within the parameters of the Quality Housing and Work Responsibility Act of 1998,) ensure that rental assistance preferences and related support is given to families who are working toward self- sufficiency through employment, training and/or education initiatives. Do so to also maximize serving the greatest number of eligible and responsible families and senior citizens with available housing assistance.

### **3. Good Neighbor Initiative**

Ensure that the rental assistance provided not only improves the housing conditions of lower income families and senior citizens, but also positively contributes, or at least does not detract, from the stability of the neighborhoods into which Section 8 Rental Assistance Program recipients move and in which owners participate.

### **4. Program Integrity**

Ensure that internal controls for program integrity minimize the opportunity for fraud and incidents of fraud and abuse. Do so to ensure that only eligible and responsible applicants, participants and owners receive the benefits of the Rental Assistance Program.

## **PERFORMANCE MEASURES**

- A.** The extent to which the Glassboro HA achieves general and individual program area "High Performer" scores under HUD's Section 8 Management Assessment Program (SEMAP) evaluation system.
- B.** The extent to which new applicant preferences for working families are achieved, resulting in 35% of new program participants being working families or working toward self-sufficiency.
- C.** The extent to which there is a positive trend showing improvement in indicators such as neighborhood complaints, calls for police assistance (for apartments leased under the Section 8 Program), and referrals from the Landlord/Tenant Responsibility Task Force.
- D.** The extent to which the Glassboro HA's Rental Assistance Programs passes third party audits, especially for sufficient internal controls. Also, the extent to which the Glassboro HA pursues and resolves any and all cases of fraud and abuse to the fullest extent available, including, but not limited to: termination of participant assistance and owner contract, repayment of assistance received improperly and prohibition from future Program participation.

## **VI. Increase the availability of affordable, suitable housing for low to moderate-income families in Glassboro**

### **STRATEGIC GOAL:**

Assist the Glassboro community with increasing the availability of affordable, suitable housing for families in the low to moderate-income range

## **PERFORMANCE OBJECTIVES**

### **1. Formation of non-profit corporation**

The Glassboro Housing Authority will create a non-profit corporation to develop affordable housing for low to moderate-income families by 2003.

### **2. Improve efficiency in housing lease-up process**

To assure that scarce housing resources are made available for re-rental promptly, decrease unit turnaround time by 5% per year until a goal of an average ten-day

turnaround time is achieved.

**3, Assure a full lease-up rate in the Section 8 Voucher Program**

Wherever it is in the Glassboro HA's influence, increase the number of available units in the Housing Choice Voucher Program by efficient operations in the Section 8 department. By improved management, decrease the amount of time to issue vouchers and lease new voucher units.

**PERFORMANCE MEASURES**

- A. The extent to which the corporation is developed on-schedule.
- B. The extent to which the Glassboro HA can document a continuing reduction in unit turnaround time and rapidity of lease-up rates under PHAS and other internal tracking systems.
- C. The extent to which the Glassboro HA can improve its Section 8 operations as measured by the SEMAP "Lease-up Rate" indicator and a measurable decrease in the time to issue new vouchers and enters new Housing Assistance Contracts with landlords.

**SUPPORTIVE GOALS**

Glassboro HA Primary Goals must be supported by key internal organizational directions and actions. These directions and actions are presented as the Glassboro HA's Supportive Goals. These goals are not intended to be all-inclusive, but rather to focus Glassboro HA actions on those organizational areas, which require particular attention.

The extent to which we achieve our Supportive Goals will be first measured in terms of – “Did we do what we said we'd do?” Ultimately, however, achievement of Supportive Goals will be reflected in the extent to which we achieve our Primary Goals and Performance Objectives. Therefore, presentation of the Glassboro HA's Supportive Goals is oriented toward "Key Implementation Areas" instead of the Performance Objectives, Measures and Actions as is the case for Glassboro HA Primary Goals.

**VII. Enhance Management Information Systems**

**STRATEGIC GOAL:**

Substantially upgrade and expand the Glassboro HA's Management Information Systems so as to more effectively and efficiently gather, access, share, analyze, and use available data in order to better achieve Glassboro HA Strategic Goals.

**KEY IMPLEMENTATION AREAS**

- 1. Expanded and Upgraded Systems:** Substantially upgrade existing and establish new, comprehensive, operationally useful Management Information Systems which have the capacity to regularly generate management and fiscal information and reports necessary to administer and assess all routine operations, as well as measure specific progress in achieving Strategic Goals; ensure appropriate access and usefulness for all Glassboro HA organizational levels.

**2. Reporting Capacity:** Specifically ensure that the new MIS has the capacity to produce

- Monthly, site-by-site data required under the HUD Public Housing and Assisted Housing (Section 8) Management Assessment Program, HUD's new Public Housing Assessment System and successor public and assisted housing accreditation systems.
  - Applicant Selection information for the Public Housing and Rental Assistance (Section 8 Voucher) Programs as required by the "targeting provisions" of the '98 Housing Quality and Work Responsibility Act and by Glassboro HA Local Preferences giving selection priority to families working toward new, improved and/or sustained employment.
  - Detailed site-by-site demographic information about public housing populations, especially relating to income, source of income and rents, including minimum rents, ceiling rents and transitions from public assistance to employment.
  - Detailed expense data by recently established Glassboro HA functional and newly required Generally Accepted Accounting Principles (GAAP) account categories.
- 3. Technical Support:** Provide extensive technical assistance to the After School Program, adult computer training, job readiness and employment linkage initiatives which are key elements of the Ellis Manor Family Development.

**VIII. Augment Staff Training and Development**

**STRATEGIC GOAL:**

Enhance the current skill level, abilities and job performance of Glassboro HA employees. Do so by increasing and improving staff training opportunities, expanding the use of existing staff to provide peer training, and implementing longer-term approaches to increase staff flexibility and productivity.

**KEY IMPLEMENTATION AREAS**

- 1. Statutory Subjects:** Ensure that all Glassboro HA staff receives appropriate training on specific employment issues and/or policies required by governing statutes. Topics include but are not limited to: Anti-Discrimination Issues (including Sexual Harassment), Workplace Health and Safety, Public Employment Code of Ethics/Conduct, and Drug/Alcohol Free Workplace. There is a minimum training target of one hr/per topic/per employee, at least once every three years.
- 2. High Priority Training:** Ensure that all employees are given training opportunities as appropriate for work responsibilities. Give high priority to planning, developing and conducting training for A) Occupancy Clerks and Rental Assistance Staff, (first point of resident participant and applicant contract), and, B) Maintenance Supervisor. Ensure participant input into the training plan. There is a minimum training target of 12 hours/yr. (e.g., four half-day sessions) to be conducted by a combination of Glassboro HA supervisory staff, third party trainers and peer exchange. Ensure evaluation of training effectiveness.
- 3. New Hires:** Ensure that all new staff members receive a thorough orientation to Glassboro HA and Departmental rules, policies, procedures, and performance expectations; (three, 2 hour review sessions are recommended). Ensure one week of field training for site-based

blue-collar workers and for all employees, and a probationary review and follow-up. Ensure Glassboro testing of compliance with and effectiveness of orientation process (by Human Resources Department or independent third party).

- 4. Staff Capacity:** Review and evaluate the Glassboro HA's organizational and staffing capacity to ensure that there is sufficient human resources and expertise to carry out its Goals and Objectives. Develop an appropriate long-term organizational plan that will maximize the effectiveness of, and when necessary, expand the existing staff (subject to budget restraints) and utilize third-party contracts when and where appropriate.

# Streamlined Annual PHA Plan

## PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

#### B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

**Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHA's APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

### **Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

# 1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

## A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHA's may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	619		13%
Extremely low income <=30% AMI	493	80%	
Very low income (>30% but <=50% AMI)	101	16%	
Low income (>50% but <80% AMI)	25	4%	
Families with children	260	42%	
Elderly families	111	18%	
Families with Disabilities	138	22%	
Race/ethnicity White	169	27%	
Race/ethnicity Black	390	63%	
Race/ethnicity Am In/Asian	4	.6%	
Race/ethnicity Hispanic	56	9.4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR & Efficiencies	302	49%	15%
2 BR	185	30%	3%
3 BR	110	18%	14%
4 BR	17	2%	18%
5 BR	5	1%	2%
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Executive Summary (optional)**

**Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHA's may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	547		21%
Extremely low income <=30% AMI	388	71%	
Very low income (>30% but <=50% AMI)	123	22%	
Low income (>50% but <80% AMI)	36	7%	
Families with children	379	69%	
Elderly families	17	3%	
Families with Disabilities	70	13%	
Race/ethnicity White	119	21.7%	
Race/ethnicity Black	375	69%	
Race/ethnicity Am In/Asian	2	.3%	
Race/ethnicity Hispanic	51	9%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 11 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

## B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)  
Maximize use of available existing housing for elderly

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing Implemented
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>	1,693,001	
a) Public Housing Operating Fund	577,488	
a) Public Housing Capital Fund	262,915	
a) HOPE VI Revitalization	0	
a) HOPE VI Demolition	0	
a) Annual Contributions for Section 8 Tenant-Based Assistance	852,598	
a) Resident Opportunity and Self-Sufficiency Grants	0	
a) Community Development Block Grant	0	
a) HOME	0	
Other Federal Grants (list below)	40,282	
FSS Coordinator-Application Pending	40,282	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	443,742	PH Cap. Fund Improvements
Capital Fund 2003	137,253	“ “ “
CFP 2003	43,574	“ “ “
CFP 2004	262,915	“ “ “
<b>3. Public Housing Dwelling Rental Income</b>	386,364	PH Operations
<b>4. Other income (list below)</b>	20,288	PH Operations
Excess Utilities	10,788	“ “
<b>Misc. Income</b>	9,500	“ “
<b>4. Non-federal sources (list below)</b>	59,500	PH Supportive Services
Home Support Services for the Elderly	59,500	“ “ “
<b>Total resources</b>	2,643,177	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

#### **A. Public Housing**

Exemptions: PHA's that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)

- When families are within a certain number of being offered a unit: (state number) #5  
 When families are within a certain time of being offered a unit: (state time)  
 Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity  
 Rental history  
 Housekeeping  
 Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list? (Select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe) There are two waiting lists, one for family and one for elderly/disabled housing.

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (Select one)
  - One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:
  - Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (List below)
  - Emergencies
  - Over-housed
  - Under-housed
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - Resident choice: (state circumstances below)
  - Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- 2 High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- 3 Households that contribute to meeting income goals (broad range of incomes)
- 3 Households that contribute to meeting income requirements (targeting)  
Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (Select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(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. If yes, list these developments on the following table:

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)]

## B. Section 8

Exemptions: PHA's that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (Select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation  
 Criminal and drug-related activity, more extensively than required by law or regulation  
 More general screening than criminal and drug-related activity (list factors): Rent history  
 Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (Select all that apply)

- Criminal or drug-related activity  
 Other (describe below)

### (2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (Select all that apply)

- None  
 Federal public housing  
 Federal moderate rehabilitation  
 Federal project-based certificate program  
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (Select all that apply)

- PHA main administrative office  
 Other (list below)

### (3) Search Time

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Unable to find housing & medical reasons

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (If no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness

2 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (Select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (Select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

### **A. Public Housing**

Exemptions: PHA's that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (Select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ? (Select all that apply)

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income) (Select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (Select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (Select all that apply)

- Never
- At family option

- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below): Anytime a change occurs in family composition or income

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) Fair Market Rents

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHA's that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (Select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (Select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (Select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (Select one)

- Annually  
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

(Select all that apply)

- Success rates of assisted families  
 Rent burdens of assisted families  
 Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (Select one)

- \$0  
 \$1-\$25  
 \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (If yes, list below)

## **5. Capital Improvement Needs**

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHA's are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHA's that will not participate in the Capital Fund Program may skip to component 5B. All other PHA's must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 5B: All PHA's administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

### **(1) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (If no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)  
Development name:  
Development (project) number:  
Status of grant: (select the statement that best describes the current status)  
 Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

## **6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHA's are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>
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: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

## **7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k) (1) (i)]

- (1)  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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

### **(2) Program Description**

a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? \_\_\_

b. PHA established eligibility criteria

- Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

c. What actions will the PHA undertake to implement the program this year (list)?

### **(3) 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):

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

resources.

- b.  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.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004. See pages*

### **B. Criteria for Substantial Deviations and Significant Amendments**

#### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHA's 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

### **C. Other Information**

[24 CFR Part 903.13, 903.15]

#### **(1) Resident Advisory Board Recommendations**

- a.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

The Resident Advisory Board (RAB) met throughout the year participating in developing

the annual and 5-year plans. The RAB and staff did a final review of the plan on October 13, 2004. This meeting was attended by three members of the GHA staff and seventeen residents. Arenda Rolax, Executive Director, reviewed each section of the plan with the residents. The following items were discussed in detail:

1. Agency Goals & Objectives
2. Capital Improvement Needs
3. Homeownership: Voucher Homeownership Program
4. Other homeownership programs in Gloucester County
5. Crime & Safety: PHDEP Plan
6. Consistency with the Consolidated Plan

The following attachments to the Plan were reviewed in detail:

1. Capital Fund Program Annual Statement
2. Capital Fund Program 5-Year Action Plan
3. Resident Membership on the PHA Board
4. Membership of the Resident Advisory Board

Each area of both plans was discussed. Discussion focused on the GHA goals and objectives. Major interest was expressed in the HCV FSS program, the escrow account use and achievements made by participants in this program. Residents would like to see the FSS program in Public Housing. GHA will pursue implementing the program as requested.

Crime and safety in Public Housing was discussed. Additional lighting at Ellis Manor was identified as a need. Residents stated that the police substation on-site at Ellis Manor makes a great difference in feeling safe and the elimination of open drug activity and related crimes.

The Capital Fund Program was discussed. The residents emphasized the need to install the new playground at Ellis Manor. They stated their approval of the new basketball court. Tenants spoke about the need for site and apartment improvements. They will continue to participate in the improvement process. Residents applauded the continuation of the Drug Elimination Prevention and Intervention Program. They want the programs to continue. They see a positive change in families.

The Public Hearing:

The Public Hearing was held on the GHA FY2005 Annual and 5-Year Plan on October 14, 2004 and was conducted by the Board Attorney. There were no comments from the public regarding the plan. Members of the RAB 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 anticipate working with the GHA staff to move the plan forward.

b. In what manner did the PHA address those comments? (Select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:

- Other: (list below) Residents participated in developing the plan. Comments are incorporated above.

## (2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

- Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Eric Jenkins

Method of Selection:

- Appointment  
The term of appointment is: 05/11/04-04/14/09
- Election by Residents (if checked, complete next section--Description of Resident Election Process)

### Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. 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):

Date of next term expiration of a governing board member:

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

**(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

**Consolidated Plan jurisdiction: (Gloucester County)**

a. 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 on its waiting list 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 the initiatives contained in the Consolidated Plan. (List below)
- Other: (list below)

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

**(4) (Reserved)**

Use this section to provide any additional information requested by HUD.

**10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units

- Access to neighborhoods outside of high poverty areas  
 Other (describe below)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

## 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHA's 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	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
NA	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 for families on the PHA's public housing and Section 8 tenant-based waiting lists.	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] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Any policy governing occupancy of Police Officers and Over-Income Tenants 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 checked="" 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 checked="" 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" 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 Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	Any 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
NA	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" 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 checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	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 Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 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	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
NA	Cooperative 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 for public housing.	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" 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 the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
NA	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
NA	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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: 6/30/04		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	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	168,415.72
10	1460 Dwelling Structures	44,391.74	42,407.74	42,407.74	42,407.74
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)	<b>290,028</b>	<b>290,028.00</b>	<b>290,028.00</b>	<b>290,028.00</b>
21	Amount of line 20 Related to LBP Activities				
22	Amt of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amt of line 20 Related to Energy Conservation				

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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	
<b>NJ051-01</b>								
Ellis Manor	Playground Equipment	1450		166,615.72	0.00	0.00	0.00	
	Furnace replacement	1460		4,300.00	4,300.00	4,300.00	4,300.00	“
	Kitchen/Bath repair	“		15,035.00	15,035.00	15,035.00	15,035.00	“
	Power wash 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	“
<b>NJ051-02A &amp; B</b>								
Whitney Gardens	Tree removal	1450		1,800.00	9,140.00	9,140.00	9,140.00	“
	Garage door replacement	1470		0.00	1,984.00	1,984.00	1,984.00	“
<b>NJ051-05</b>								
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	“
<b>NJ051-01,02,03</b>	Plumbing/heating repair	1460		3,966.30	3,966.30	3,966.30	3,966.30	“
<b>NJ051-02,03</b>	Door frame replacement	1460		3,083.04	1,099.04	1,099.04	1,099.04	“
	Fire certification inspection	1470		1,600.00	1,600.00	1,600.00	1,600.00	“
<b>NJ051-02,03,05</b>	Electrical work	1460		1,214.00	1,214.00	1,214.00	1,214.00	“
<b>PHA-Wide</b>	Computer upgrade;Y2K compliance	1408		17,830.00	17,830.00	17,830.00	17,830.00	“
	MOD Support Staff	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	“
	Site Improvements (grounds work; hazard abatement;labor;tree svc/removal)	1450		0.00	159,275.72	159,275.72	159,275.72	“
	<b>Grant Total</b>			<b>290,028.00</b>	<b>290,028.00</b>	<b>290,028.00</b>	<b>290,028.00</b>	

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: <b>Housing Authority of the Borough of Glassboro</b>		<b>Grant Type and Number</b> Capital Fund Program #: NJ39P05191499 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant: 1999</b>	
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	
<b>NJ051-01</b>							
Furnace replacement	09/30/01		03/31/01	“		03/31/01	
Kitchen/bath repair	09/30/01		09/30/01	“		03/31/01	
Power wash bldgs.	09/30/01		06/30/01	“		06/30/01	
Termite treatment	09/30/01		06/30/01	“		06/30/01	
Plumb/heating repair	09/30/01		03/31/01	“		03/31/01	
<b>NJ051-02</b>							
Tree removal	09/30/01		06/30/01	“		06/30/01	
Garage door	09/30/01		12/31/01	“		12/31/01	
<b>NJ051-05</b>							
Wall fans & switches	09/30/01		09/30/00	“		09/30/00	
Install. of fans/switches	09/30/01		09/30/00	“		09/30/00	
Hot water heater	09/30/01		06/30/00	“		06/30/00	
<b>NJ051-01,02,03</b>							
Plumb/heating repair	09/30/01		09/30/01	“		09/30/01	
<b>NJ051-02,03</b>							
Door frame replacement	09/30/01		09/30/01	“		03/30/03	
Fire cert. inspection	09/30/01		09/30/01	“		09/30/01	
<b>NJ051-02, 03, 05</b>							
Electrical work	09/30/01		09/30/01	“		09/30/01	
<b>PHA-wide</b>							
Computer upgrade	09/30/01		12/31/99	“		12/31/99	
MOD Support Staff	09/30/01		09/30/01	“		06/30/02	
A/E Services	09/30/01		09/30/00	09/30/02		12/31/01	
Tractor engine repair	09/30/01		12/31/99	“		12/31/99	
Tractor purchase	09/30/01		06/30/00	“		06/30/00	
Site Work		09/30/01	09/30/01		09/30/03	09/30/03	

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>					
<b>Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of the Borough of Glassboro		<b>Grant Type and Number</b> Capital Fund Program: NJ39P05150100 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/04 <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	28,142	46,795.25	46,795.25	46,795.18
4	1410 Administration	27,468	27,468	27,468	27,468.00
5	1411 Audit	3,086	3,086	3,086	0
6	1415 liquidated Damages				
7	1430 Fees and Costs	15,896	13,395.00	13,395.00	13,394.99
8	1440 Site Acquisition				
9	1450 Site Improvement	19,616	52,583.00	52,583.00	52,582.81
10	1460 Dwelling Structures	170,109	123,694.75	123,694.75	123,694.74
11	1465.1 Dwelling Equipment—Nonexpendable	0	8,480.00	8,480.00	8,480.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	11,185	0.00	0.00	0
20	Amount of Annual Grant: (sum of lines 2-19)	<b>275,502</b>	<b>275,502.00</b>	<b>275,502.00</b>	<b>272,415.72</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compl.				
23	Amount of line 20 Related to Security				
24	Amt. of line 20 Related to Enrgy Consvr Meas.	5,000			

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the Borough of Glassboro</b>		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	
<b>NJ051-01</b>								
Ellis Manor	Site improvement	1450		2,810.46	0.00	0.00	0.00	
	Furnace replacement	1460		2,479.44	0.00	0.00	0.00	
	Window repair/replacement	1460		10,500.00	869.80	869.80	869.80	Complete
	Wall repair/replacement	1460		0.00	0.00	0.00	0.00	
	Door Replacement	1460		48,430.61	20,252.08	20,252.08	20,252.08	Complete
<b>NJ051-02A &amp; B</b>								
Whitney Gardens	Site improvement	1450		6,000.00	0.00	0.00	0.00	
	Siding replacement	1460		40,000.00	0.00	0.00	0.00	
	Window replacement	1460		2,000.00	2,727.84	2,727.83	2,727.83	Complete
	Health & Safety Equip. & Service	1460		0.00	1,599.50	1,599.50	1,599.50	Complete
<b>NJ051-03</b>								
Summit Park	Site improvement	1450		5,616.00	0.00	0.00	0.00	
	Screen replacement	1460		642.18	642.18	642.18	642.18	Complete
<b>NJ051-02, 03</b>								
	Key System	1460		0.00	3,188.00	3,188.00	3,188.00	Complete
<b>NJ051-05</b>								
Delsea Manor	Window replacement	1460		45,609.00	0.00	0.00	0.00	
	Site improvement	1450		4,753.00	0.00	0.00	0.00	
	Floor Repair	1460		1,585.00	4,366.00	4,366.00	4,366.00	Complete
<b>PHA-Wide</b>	Building Repairs	1460		15,000.00	7,835.14	7,835.14	7,835.14	Complete
	Staff/Board Training	1408		23,142.00	22,367.13	22,367.13	22,367.13	Complete
	Energy Audit	1408		5,000.00	0.00	0.00	0	
	Mod Support Staff	1410		27,468.00	27,468.00	27,468.00	27,468.00	Complete
	Audit	1411		3,086.00	3,086.00	3,086.00	0.00	Not started

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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	
	A/E services	1430		15,896.00	13,395.00	13,394.99	13,394.99	Complete
	Parking signs	1450		436.54	0.00	0.00	0.00	
	Smoke detectors	1460		434.75	0.00	0.00	0.00	
	Refrigerator parts	1460		158.40	0.00	0.00	0.00	
	Electrical/plumbing/heating supplies;appliance parts;labor	1460		3,269.62	82,214.21	82,214.21	82,214.21	Complete
	Contingency	1502		11,185.00	0.00	0.00	0.00	
	Computer Upgrade	1408		0.00	24,428.12	24,428.05	24,428.05	Complete
	Site Improvements(tree removal;grounds work;signs;labor)	1450		0.00	52,583.00	52,582.81	52,582.81	Complete
	Appliance Replacement	1465		0.00	8,480.00	8,480.00	8,480.00	Complete
	<b>Grant Total</b>			<b>275,502</b>	<b>275,502.00</b>	<b>275,502.00</b>	<b>272,415.72</b>	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <b>Housing Authority of the Borough of Glassboro</b>		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	
<b>PHA-Wide</b>							
Building Repairs	03/31/02		03/31/02	09/30/03		09/30/03	
Staff/Board training	03/31/02		12/31/01	09/30/03		03/31/02	
MOD Support Staff	03/31/02		12/31/01	09/30/03		09/30/02	
Audit	03/31/02		03/31/02	09/30/03			
A/E services	12/31/01		12/31/01	09/30/03		09/30/03	
Electric/plumb/heating supplies	03/31/02		03/31/02	09/30/03		06/30/04	
Computer Upgrade	03/31/02		03/31/02	09/30/03		06/30/04	
Site Improvement	03/31/02		03/31/02	09/30/03		09/30/03	
Appliance Replacement	03/31/02		03/31/02	09/30/03		09/30/03	
<b>NJ051-01</b>							
Window repair/replace	03/31/02		03/31/02	09/30/03		09/30/03	
Door replacement	03/31/02		03/31/02	09/30/03		09/30/03	
<b>NJ051-02</b>							
H & S Equip. & Svc	03/31/02		03/31/02	09/30/03		09/30/03	
Window replacement	03/31/02		12/31/01	09/30/03		03/31/02	
<b>NJ051-03</b>							
Screen replacement	03/31/02		03/31/02	09/30/03		03/31/02	
<b>NJ051-02 &amp; 03</b>							
Key System	03/31/02		03/31/02	09/30/03		09/30/03	
<b>NJ051-05</b>							
Floor repair	03/31/02		03/31/02	09/30/03		06/30/03	

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>					
<b>Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of the Borough of Glassboro		<b>Grant Type and Number</b> Capital Fund Program: NJ39P05150101 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2001
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/04		<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	5,081.00	5,081.00	5,081.00	5,081.00
4	1410 Administration	11,180.00	11,180.00	11,180.00	11,180.00
5	1411 Audit	1,016.00	1,016.00	1,016.00	0.00
6	1415 liquidated Damages				
7	1430 Fees and Costs	12,196.00	12,196.00	12,196.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	219,249.75	216,423.00	216,423.00	25,623.25
11	1465.1 Dwelling Equipment—Nonexpendable	768.25	768.25	768.25	768.25
12	1470 Nondwelling Structures	10,162.00	10,162.00	10,162.00	7,806.90
13	1475 Nondwelling Equipment	10,162.00	23,150.75	23,150.75	23,150.58
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	10,162.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2-19)	<b>279,977</b>	<b>279,977.00</b>	<b>279,977.00</b>	<b>73,609.98</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compl.				
23	Amount of line 20 Related to Security				
24	Amt. of line 20 Related to Energy Conserv. Meas				

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Housing Authority of the Borough of Glassboro</b>		<b>Grant Type and Number</b> Capital Fund Program #: NJ39P05150101 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant: 2001</b>		
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	
<b>NJ051-01</b>	Kitchen countertop/cabinet replacement	1460		69,190.06	69,190.00	69,190.00	7,348.00	In progress
Ellis Manor	Repair ceiling damage	1460		13,200.00	13,200.00	13,200.00	4,685.21	In progress
	Bathroom repair	1460		38,610.00	38,610.00	38,610.00	644.18	In progress
	Painting	1460		5,673.46	5,673.50	5,673.50	5,673.46	Complete
	A/C unit replacement	1470		0.00	2,750.00	2,750.00	2,750.00	Complete
<b>NJ051-02 A&amp;B</b>	Wall repair and painting	1460		8,153.00	8,153.00	8,153.00	0.00	In progress
Whitney Gardens	Bathroom repair	1460		2,565.00	2,565.00	2,565.00	2,565.00	Complete
	Floor replacement	1460		978.00	978.00	978.00	978.00	Complete
	Utility room wall and floor repair	1470		5,081.00	0.00	0.00	0.00	In progress
<b>NJ051-03</b>	Floor repair	1460		20,325.00	20,325.00	20,325.00	0.00	In progress
Summit Park	Entry door repair/replacement	1460		5,080.00	5,080.00	5,080.00	0.00	In progress
	Utility room ceiling and wall repair	1470		5,081.00	0.00	0.00	0.00	In progress
	Heater repair	1460		463.07	463.10	463.10	463.07	Complete
<b>NJ051-05</b>	Bathroom cabinet repair	1460		25,400.00	22,573.25	22,573.25	0.00	In progress
Delsea Manor	Entry door replacement	1460		25,400.00	25,400.00	25,400.00	2,286.33	In progress
	Interior Window Shutters	1470		0.00	3,856.90	3,856.90	3,856.90	Complete
<b>NJ051-02&amp;03</b>	Countertop replacement	1460		980.00	980.00	980.00	980.00	Complete
<b>PHA-Wide</b>	Computer upgrade	1408		5,081.00	5,081.00	5,081.00	5,081.00	Complete
	MOD Support Staff	1410		11,180.00	11,180.00	11,180.00	11,180.00	Complete
	Audit	1411		1,016.00	1,016.00	1,016.00	0.00	In progress
	A/E Services	1430		12,196.00	12,196.00	12,196.00	0.00	In progress
	Contingency	1502		10,162.00	0.00	0.00	0.00	
	Dwelling Equipment Repair	1465		768.25	768.25	768.25	768.25	Complete
	Building Repairs	1460		3,232.16	5,587.25	5,587.25	0.00	In progress
	Lawn/Grounds Equip; Maint. truck repair	1475		10,162.00	23,150.75	23,150.75	23,150.58	Complete
	Electrical Repairs	1470		0.00	1,200.00	1,200.00	1,200.00	Complete

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the Borough of Glassboro</b>		<b>Grant Type and Number</b> Capital Fund Program #: NJ39P05150101 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant: 2001</b>		
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	
	<b>Grant Total</b>			<b>279,977.00</b>	<b>279,977.00</b>	<b>279,977.00</b>	<b>73,609.98</b>	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <b>Housing Authority of the Borough of Glassboro</b>		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	
<b>PHA-Wide</b>							
Fees & costs	12/31/02		06/30/03	06/30/04			
Management Improvements	12/31/02		12/31/01	”		05/31/03	
MOD Support Staff	“		06/30/03	”		01/31/03	
Dwelling equipment repair	“		06/30/03	“		06/30/03	
Building Repair	“		06/30/03	“			
Lawn/Grounds Equip./Maintenance truck repair	“		06/30/03	“			
<b>NJ051-01</b>							
Kitchen repair			06/30/03	“			
Ceiling repair	“		06/30/03	”			
Bathroom repair	“		06/30/03	”			
Painting	“		06/30/03	”		06/30/03	
A/C unit replacement				“		06/30/04	
<b>NJ051-02 A &amp; B</b>							
Wall repair & painting			06/30/03	“			
Bathroom repair	“		03/31/02	“		03/31/02	
Floor replacement	“		06/30/02	“		06/30/02	
<b>NJ051-03</b>							
Floor repair	“		06/30/03	“			
Heater repair	“		06/30/03	”		06/30/03	
Entry door repair/replacement	“		06/30/03	”			
<b>NJ051-02&amp;03</b>							
Countertop replacement	“		06/30/02	“		06/30/02	
<b>NJ051-05</b>							
Repair bath cabinets	“		06/30/03	“			
Replace entry doors	“		06/30/03	”			

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <b>Housing Authority of the Borough of Glassboro</b>		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	
Interior Window Shutters				“		07/31/03	

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>					
<b>Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of the Borough of Glassboro		<b>Grant Type and Number</b> Capital Fund Program: NJ39P05150102 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant: 2002</b>	
<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: 06/30/04				<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		30,000.00	30,000.00
3	1408 Management Improvements	5,000		5,000.00	0.00
4	1410 Administration	13,800		13,800.00	13,800.00
5	1411 Audit	1,000		1,000.00	0.00
6	1415 liquidated Damages				
7	1430 Fees and Costs	13,800		13,800.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	49,760		49,760.00	0.00
10	1460 Dwelling Structures	141,110		141,110.00	27,796.72
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	840		840.00	840.00
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		10,427.00	0.00
20	Amount of Annual Grant: (sum of lines 2-19)	<b>265,737</b>		<b>265,737.00</b>	<b>72,436.72</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Comp.				
23	Amount of line 20 Related to Security				
24	Amt of line 20 Related to Energy Conserv. Meas				

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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	
<b>NJ051-01</b>	Site improvement	1450		23,035	23,035.00	0.00	0.00	Not started
Ellis Manor	Roof replacement	1460	10 bldgs	44,500	44,500.00	0.00	0.00	Not started
	Graffiti blocker – labor	1460	20 “	6,000	6,000.00	6,000.00	6,000.00	Complete
	Brick , siding, exterior building repairs	1460	30 “	12,000	12,000.00	0.00	0.00	Not started
	Furnace replacement	1460	4 furnaces	19,000	19,000.00	871.97	871.97	In Progress
	Window repair/replacement – labor	1460	200 wndws	15,000	15,000.00	11,104.75	11,104.75	In Progress
	PVC 90 downspout attachments – labor	1460	136	1,500	1,500.00	1,500.00	1,500.00	Complete
	GFI outlet replacement – labor	1460	360 outlets	5,000	5,000.00	5,000.00	5,000.00	Complete
	Repair rebar on buildings	1460	24 bldgs	8,660	2,160.00	2,160.00	2,160.00	Complete
	Repair rebar on buildings	1470	2 “	840	840.00	840.00	840.00	Complete
<b>NJ051-02 A&amp;B</b>	Site improvements	1450		13,825	13,825.00	0.00	0.00	Not started
Whitney Gardens	Brick , siding, exterior building repairs	1460	20 bldgs	4,600	4,600.00	0.00	0.00	Not started
	Repair/paint walls	1460	25 units	5,500	5,500.00	0.00	0.00	Not started
<b>NJ051-03</b>	Site improvement	1450		11,050	11,050.00	0.00	0.00	Not started
Summit Park	Brick , siding, exterior building repairs	1460	15 bldgs	3,350	3,350.00	0.00	0.00	Not started
	Repair/paint walls	1460	25 units	5,500	5,500.00	0.00	0.00	Not started
<b>NJ051-05</b>	Site improvements	1450		1,850	1,850.00	0.00	0.00	Not started
Delsea Manor	Brick , siding, exterior building repairs	1460	20 bldgs	5,000	5,000.00	0.00	0.00	Not started
	Repair/paint walls	1460	25 units	5,500	5,500.00	0.00	0.00	Not started
<b>PHA-Wide</b>	Resident initiatives	1406		30,000	30,000.00	30,000.00	30,000.00	Complete
	Staff/Board training	1408		5,000	5,000.00	0.00	0.00	Not started
	MOD Support Staff	1410		13,800	13,800.00	13,800.00	13,800.00	Complete
	Audit	1411		1,000	1,000.00	0.00	0.00	Not started
	Fees & costs	1430		13,800	13,800.00	0.00	0.00	Not started
	Contingency	1520		10,427	10,427.00	0.00	0.00	Not started
	Electrical Upgrade	1460		0	6,500.00	1,160.00	1,160.00	In Progress

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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	
	<b>Grant total:</b>			<b>265,737</b>	<b>265,737.00</b>	<b>72,436.72</b>	<b>72,436.72</b>	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <b>Housing Authority of the Borough of Glassboro</b>			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	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ051-01	05/30/2004		05/30/2004	05/30/2006			
NJ051-02	05/30/2004		05/30/2004	05/30/2006			
NJ051-03	05/30/2004		05/30/2004	05/30/2006			
NJ051-05	05/30/2004		05/30/2004	05/30/2006			
PHA-Wide	05/30/2004		05/30/2004	05/30/2006			

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>					
<b>Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of the Borough of Glassboro		<b>Grant Type and Number</b> Capital Fund Program: NJ39P05150103 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04 <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	35,000		22,610.00	22,610.00
3	1408 Management Improvements	5,000		0.00	0.00
4	1410 Administration	14,718		14,718.00	14,718.02
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	39,850		18,608.50	18,608.50
10	1460 Dwelling Structures	59,245		2,727.00	2,726.80
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	7,273		0.00	0.00
13	1475 Nondwelling Equipment	20,000		10,396.87	10,396.87
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)	<b>206,313</b>		<b>69,060.37</b>	<b>69,060.19</b>
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				

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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 type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
24	Amount of line 20 Related to Energy Conservation Measures			

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
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	
<b>NJ051-01</b>	Site improvement	1450		15,025		10,420.76	10,420.76	In Progress
Ellis Manor	Roof replacement	1460	10 bldgs	25,000		0.00	0.00	Not Started
	Heater/hot water tank replacement	1460	8 heaters/6 hot water tanks	20,000		0.00	0.00	Not Started
	Painting	1460	20 units	4,576		0.00	0.00	Not Started
<b>NJ051-02 A&amp;B</b>	Site improvements	1450		13,825		4,093.87	4,093.87	In Progress
Whitney Gardens	Community Room upgrade	1470	1	2,273		0.00	0.00	Not Started
<b>NJ051-03</b>	Site improvement	1450		11,000		4,093.87	4,093.87	In Progress
Summit Park	Painting	1460	15 units	3,000		0.00	0.00	Not Started
	Community Room upgrade	1470	2	5,000		0.00	0.00	Not Started
<b>NJ051-05</b>	Painting	1460	15 units	3,942		0.00	0.00	Not Started
Delsea Manor								
<b>PHA-Wide</b>	Resident initiatives	1406		35,000		22,610.00	22,610.00	In Progress
	Staff/Board training	1408		5,000		0.00	0.00	Not Started
	MOD Support Staff	1410		14,718		14,718.00	14,718.02	Complete
	Audit	1411		1,000		0.00	0.00	Not Started
	Fees & costs	1430		13,800		0.00	0.00	Not Started
	Maintenance truck/equipment	1475		20,000		10,396.87	10,396.87	In Progress
	Contingency	1520		10,427		0.00	0.00	Not Started
	Heating/plumbing repairs	1460		2,727		2,727.00	2,726.80	Complete

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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	
	<b>Grant total:</b>				<b>206,313</b>		<b>69,060.37</b>	<b>69,060.19</b>



## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>					
<b>Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of the Borough of Glassboro		<b>Grant Type and Number</b> Capital Fund Program: NJ39P05150203 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2003	
<input checked="" 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: 06/30/04 <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				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	43,574.00		0.00	0.00
10	1460 Dwelling Structures				
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				
20	Amount of Annual Grant: (sum of lines 2-19)	<b>43,574.00</b>		<b>0.00</b>	<b>0.00</b>
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				

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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: NJ39P05150203 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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
24	Amount of line 20 Related to Energy Conservation Measures			

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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 #: NJ39P05150203 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		
<b>NJ051-01</b>	Playground Replacement	1450		43,574.00		0.00	0.00	Not Started	
Ellis Manor									
<b>Grant total:</b>						<b>43,574.00</b>		<b>0.00</b>	<b>0.00</b>



## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>					
<b>Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of the Borough of Glassboro		<b>Grant Type and Number</b> Capital Fund Program: NJ39P05150104 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2004
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04		<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	35,000	26,292	0.00	0.00
3	1408 Management Improvements	5,000	5,000	0.00	0.00
4	1410 Administration	13,800	13,800	0.00	0.00
5	1411 Audit	1,000	1,000	0.00	0.00
6	1415 liquidated Damages				
7	1430 Fees and Costs	13,800	13,800	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	41,700	66,058	0.00	0.00
10	1460 Dwelling Structures	112,188	104,538	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	15,000	7,000	0.00	0.00
13	1475 Nondwelling Equipment	15,000	15,000	0.00	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				
19	1502 Contingency	10,427	10,427	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2-19)	<b>262,915</b>	<b>262,915</b>	<b>0.00</b>	<b>0.00</b>
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				

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

**Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the Borough of Glassboro	<b>Grant Type and Number</b> Capital Fund Program: NJ39P05150104 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2004
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Original Annual Statement       Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 06/30/04       Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures				

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 #: NJ39P05150104 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2004		
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	
<b>NJ051-01</b>	Site improvement	1450		15,025	41,233	0.00	0.00	Not Started
Ellis Manor	Roof replacement	1460	10 buildings	47,178	0			
	Graffiti blocker	1460	10 buildings	3,500	0			
	Cabinet replacement	1460	30 buildings	20,010	0			
	Heater/hot water tank replacement	1460	10 heaters/6 hot water tanks	20,000	20,000	0.00	0.00	Not Started
	Window repair/replacement	1460	100 windows	8,000	0			
	Painting	1460	20 units	4,500	4,500	0.00	0.00	Not Started
<b>NJ051-02 A&amp;B</b>	Site improvements	1450		13,825	13,825	0.00	0.00	Not Started
Whitney Gardens	Painting	1460	15 units	3,000	0			
	Community Room upgrade	1470	1	5,000	0			
<b>NJ051-03</b>	Site improvement	1450		11,000	11,000	0.00	0.00	Not Started
Summit Park	Painting	1460	15 units	3,000	0			
	Community Room upgrade	1470	2	5,000	5,000	0.00	0.00	Not Started
<b>NJ051-05</b>	Site improvements	1450		1,850	0			
Delsea Manor	Painting	1460	15 units	3,000	0			
	Community Room upgrade	1470	1	5,000	2,000	0.00	0.00	Not Started
	Window/security screen replacement	1460	200	0	80,038	0.00	0.00	Not Started
<b>PHA-Wide</b>	Resident initiatives	1406		35,000	26,292	0.00	0.00	Not Started
	Staff/Board training	1408		5,000	5,000	0.00	0.00	Not Started
	Modernization coordinator	1410		13,800	13,800	0.00	0.00	Not Started
	Audit	1411		1,000	1,000	0.00	0.00	Not Started
	Fees & costs	1430		13,800	13,800	0.00	0.00	Not Started
	Maintenance truck	1475		15,000	15,000	0.00	0.00	Not Started
	Contingency	1520		10,427	10,427	0.00	0.00	Not Started

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the Borough of Glassboro</b>		<b>Grant Type and Number</b> Capital Fund Program #: NJ39P05150104 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant: 2004</b>			
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	
	<b>Grant total:</b>			<b>262,915</b>	<b>262,915</b>	<b>0.00</b>	<b>0.00</b>	



**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part 1: Summary

<b>PHA Name:</b> Housing Authority of the Borough of Glassboro	<b>Grant Type and Number</b> Capital Fund Program: NJ39P05150105 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2005
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Original Annual Statement       Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: 1)  
 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	26,292			
3	1408 Management Improvements	26,291			
4	1410 Administration	13,000			
5	1411 Audit	2,000			
6	1415 liquidated Damages				
7	1430 Fees and Costs	14,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	160,291			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	21,041			
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)	<b>262,915</b>			
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				

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

**Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the Borough of Glassboro		<b>Grant Type and Number</b> Capital Fund Program: NJ39P05150105 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b>  2005
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report		
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>
24	Amount of line 20 Related to Energy Conservation Measures			



**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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 #: NJ39P05150105 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2005		
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		
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 #: NJ39P05150105 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2005		
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	*			*					
NJ051-02	*			*					
NJ051-03	*			*					
NJ051-05	*			*					
PHA-Wide	*			*					

**\* GHA will obligated and expend funds based on HUD regulations. Funds will be obligated within 24 months of the grant's obligation start date and funds will be expended within 48 months of the grant's obligation date.**

### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
NJ051-01 Ellis Manor		160,000	120,000		
NJ051-05 Delsea Manor			100,000		
PHA-wide		102,915	42,915	262,915	262,915
CFP Funds Listed for 5-year planning		<b>262,915</b>	<b>262,915</b>	<b>262,915</b>	<b>262,915</b>
Replacement Housing Factor Funds					



