

PHA Plans

Streamlined Annual Version

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

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

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 PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. 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.

Streamlined Annual PHA Plan for Fiscal Year: 2007 (July)

PHA Name: Franklin Township Housing Authority

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.

HA Code: NJ 042

Streamlined Annual PHA Plan Agency Identification

PHA Name: Franklin Township Housing Authority **PHA Number:** NJ 042

PHA Fiscal Year Beginning: (Oct. 2007)

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 100
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 134

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

Participating PHAs	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:				

PHA Plan Contact Information:

Name: Hazel Burnett Davis Phone: (732) 545-9430 ext. 10
 TDD: (732) 545-9430 Email (if available): hazelbdavis1@aol.com

Public Access to Information

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

PHA's main administrative office
 PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.
 Yes
 No.

If yes, select all that apply:

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

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

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

**Streamlined Annual PHA Plan
Fiscal Year 2006**
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan
- 9. Attachment: Summary of Policy & Program Changes

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

Form SF-LLL &SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. 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 B.

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:

B. 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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year? NONE
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)?

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- 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)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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: All PHAs 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant:
<input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
 If yes, list development name(s) below:

4. 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:

The FTTHA will explore revitalization options with the possibility of developing a mixed-finance project for Parkside Village.

5. 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:

Parkside Village will be considered for comprehensive revitalization.

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
 (if applicable) [24 CFR Part 903.12(c), 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: The FTTHA will explore options to develop a Homeownership program as part of its comprehensive revitalization of Parkside Village.

a. Size of Program

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

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If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 0

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:

The FTHA will develop local preferences in conjunction with the Resident Advisory Board.

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

The Authority will undertake program planning activities only this year.

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):

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. 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:)

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

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

- 1. Consolidated Plan jurisdiction: (provide name here) TOWNSHIP OF FRANKLIN

- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families on its waiting lists 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)

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

THE PHA SEEKS TO COMPREHENSIVELY REVITALIZE ITS PUBLIC HOUSING DEVELOPMENT THROUGH A MIXED-FINANCE PROGRAM.

THE PHA SEEKS TO DEVELOP A SECTION 8 HOMEOWNERSHIP PROGRAM

THE PHA SEEKS TO MINIMIZE PUBLIC HOUSING VACANCIES VIA EFFECTIVE MAINTENANCE AND MANAGEMENT POLICIES.

THE PHA SEEKS TO RENOVATE/MODERNIZE ITS EXISTING PUBLIC HOUSING DEVELOPMENT.

THE PHA SEEKS TO INCREASE THE NUMBER OF AFFORDABLE HOUSING UNITS FOR SENIORS IN ITS JURISDICTION.

THE PHA SEEKS TO ADDRESS CRIME AND SAFETY ISSUES IN ORDER TO ENSURE THE PROVISION OF SAFER HOUSING.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs 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
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" 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 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
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service &

HA Code: NJ 042

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section P III _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	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
	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
	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.	Annual Plan: 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
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Physical Needs Assessment	Annual Plan
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement / Performance and Evaluation Reports

**Progress Report
Part I: Summary**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program: NJ 39P04250107 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	14,093			
3	1408 Management Improvements Soft Costs	11,000			
4	1410 Administration	14,093			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	53,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000			
10	1460 Dwelling Structures	19,570			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program: NJ 39P04250107 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
11	1465.1 Dwelling Equipment— Nonexpendable	5,000			-----	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	5,000				
14	1485 Demolition	10,000				
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	7,000				
18	1498 Mod Used for Development					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	144,256				
22	Amount of line 20 Related to LBP Activities					
23	Amount of line 20 Related to Section 504 Compliance					
24	Amount of line 20 Related to Security					
25	Amount of line 20 Related to Energy Conservation Measures					

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

PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program #: NJ 39P04250107 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		14,093				
"	MANAGEMENT IMP. - COMPUTER SOFTWARE UPGRADES	1408		6,000				
"	COMMISSIONER/STAFF TRAINING,	1408		5,000				
"	ADMINISTRATION	1410		14,093				
"	A/E SERVICES & CONSULTANT	1430		5,000				
"	REDEVELOPMENT PROGRAM MANAGER	1430		48,500				
"	SITE IMPROVEMENTS	1450		5,000				
"	APT. TURNOVER WORK	1460		13,244				
"	INSTALL GUTTERS	1460		3,000				
"	INSTALL RGS/FRIGS	1465.1		5,000				
"	NON-DWELL. EQUIP.	1475		5,000				
HA-WIDE	RELOCATION ADMIN. OFFICE	1495.1		7,000				

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

PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program #: NJ 39P04250107 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2007			
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**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	9/30/07			9/30/10			

**Progress Report
Part I: Summary**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program: NJ 39P04250105 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
<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: 3/31/07 <input type="checkbox"/> Final Performance and Evaluation Report						
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	5,000	5,000	5,000	5,000	
3	1408 Management Improvements Soft Costs	5,000	8,860	8,860	8,860	
4	1410 Administration	15,000	14,216	14,216	10,566	
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs	13,000	83,607	83,607	83,607	
8	1440 Site Acquisition					
9	1450 Site Improvement	5,000	0	0	0	
10	1460 Dwelling Structures	47,251	33,378	33,378	23,977	
11	1465.1 Dwelling Equipment— Nonexpendable	5,000	928	928	928	
12	1470 Nondwelling Structures					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program: NJ 39P04250105 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
<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: 3/31/07 <input type="checkbox"/> Final Performance and Evaluation Report						
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
13	1475 Nondwelling Equipment	5,000	0	0	0	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1498 Mod Used for Development					
19	1501 Collaterization or Debt Service	45,738	0	0	0	
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2-20)	145,989	145,989	145,989	132,938	
22	Amount of line 20 Related to LBP Activities					
23	Amount of line 20 Related to Section 504 Compliance					
24	Amount of line 20 Related to Security					
25	Amount of line 20 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program #: NJ 39P04250105 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	
HA-WIDE	OPERATIONS	1406		5,000	5,000	5,000	5,000	
"	MANAGEMENT IMP. - COMPUTER SOFTWARE UPGRADES	1408		3,000	7,965	7,965	7,965	
"	COMMISSIONER/STAFF TRAINING,	1408		2,000	895	895	895	
"	ADMINISTRATION	1410		15,000	14,216	14,216	10,566	
"	A/E SERVICES & CONSULTANT	1430		8,000	0	0	0	
"	CFP CONSULTANT	1430		5,000	45,200	45,200	45,200	
"	SITE IMPROVEMENTS	1450		5,000	0	0	0	
"	APT. TURNOVER WORK	1460		24,251	15,791	15,791	6,390	
"	INSTALL GUTTERS	1460		4,500	0	0	0	
"	INSTALL FACIA	1460		9,000	0	0	0	
"	INSTALL STORM DOORS	1460		9,500	0	0	0	
"	INSTALL RGS/FRIGS	1465.1		5,000	928	928	928	
"	NON-DWELL. EQUIP.	1475		5,000	0	0	0	
	DEBT SERVICE	1501		45,738	38,407	38,407	38,407	
HA-WIDE	PHYSICAL NEEDS ASSESSMENT	1430		0	38,407	38,407	38,407	
	EMERGEN. HEATER/PLUMB/ROOF			0	17,587	17,587	17,587	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Franklin Township Housing Authority			Grant Type and Number Capital Fund Program #: NJ 39P04250105 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	9/30/07			9/30/07			

FY 2004

**Progress Report
Part I: Summary**

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program: NJ 39P04250104 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies			<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-06		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15,297	15,297	15,297	15,297
3	1408 Management Improvements Soft Costs	15,000	24,932	24,932	24,932
4	1410 Administration	15,297	15,297	15,297	15,297
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	13,000	43,958	43,958	43,958
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000	0	0	0
10	1460 Dwelling Structures	79,380	33,154	33,154	33,154
11	1465.1 Dwelling Equipment— Nonexpendable	5,000	1,637	1,637	1,637
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000	18,699	18,699	18,699

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program: NJ 39P04250104 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-06 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
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)	152,974	152,974	152,974	152,974	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program #: NJ 39P04250104 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	
HA-WIDE	OPERATIONS	1406		15,297	15,297	15,297	15,297	
"	MANAGEMENT IMP. COMPUTER SOFTWARE UPGRADE	1408		10,000	16,408	16,408	16,408	
"	MGT. IMP. STAFF/COMMISSIONER TRAINING	1408		5,000	8,524	8,524	8,524	
"	ADMINISTRATION COSTS	1410		15,297	15,297	15,297	15,297	
"	A/E SERVICES	1430		8,000	0	0	0	
"	CONSULTANTING SERVICES	1430		5,000	43,958	43,958	43,958	
"	SITE IMPROVEMENTS	1450		5,000	0	0	0	
"	APT. TURNOVER WORK	1460		10,000	22,061	22,061	22,061	
"	INSTALL GUTTERS	1460		12,000	0	0	0	
"	CAULKING/POINTING	1460		6,000	0	0	0	
"	INSTALL FACIA	1460		25,000	0	0	0	
"	INSTALL STORM DRS.	1460		26,380	0	0	0	
"	INSTALL RANGES/FRGS.	1465.1		5,000	1,637	1,637	1,637	
"	NON-DWELLING EQUIP	1475		5,000	18,699	18,699	18,699	
"	EMERGENCY PLUMB. & HEAT.	1460		0	11,093	11,093	11,093	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Franklin Township Housing Authority			Grant Type and Number Capital Fund Program #: NJ 39P04250104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	9/30/06			9/30/07			

FY 2006

**Progress Report
Part I: Summary**

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

PHA Name: Franklin Township Housing Authority	Grant Type and Number Capital Fund Program: NJ 39P04250106 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3/31/07
 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	14,000	14,000	14,000	0
3	1408 Management Improvements – soft costs	23,000	23,000	0	0
	Management Improvements – hard costs				
4	1410 Administration	15,000	15,000	0	0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs (Financial Advisor)	10,000	10,000	6,000	6,000
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000	5,000	0	0
10	1460 Dwelling Structures (Emergencies/ATO)	40,000	44,044	0	0
11	1465.1 Dwelling Equipment— Nonexpendable	5,000	5,000	489	489
12	1470 Nondwelling Structures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program: NJ 39P04250106 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2006	
<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: 3/31/07 <input type="checkbox"/> Final Performance and Evaluation Report						
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
13	1475 Nondwelling Equipment	5,000	5,000	0	0	
14	1485 Demolition	10,000	10,000	0	0	
15	1490 Replacement Reserve	5,000	5,000	0	0	
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	1,000	1,000	0	0	
18	1498 Mod Used for Development	3,886	3,886	0	0	
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	136,886	140,930	20,489	6,489	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program #: NJ 39P04250106 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		14,000	14,000	14,000	0	
HA-WIDE	MANAGEMENT IMPROVEMENTS-COMPUTER SOFTWARE UPGRADES	1408		3,000	3,000	0	0	
"	COMMISSIONER/STAFF TRAINING, CONSULTANT FOR REVITALIZATION PLANNING & TECHNICAL ASSISTANCE	1408		20,000	20,000	0	0	
"	ADMINISTRATION	1410		15,000	15,000	0	0	
"	A/E SERVICES ENVIRONMENTAL REVIEW	1430		5,000	5,000	0	0	
"	CFP CONSULTANT	1430		5,000	5,000	6,000	6,000	
"	SITE IMPROVEMENTS	1450		5,000	5,000	0	0	
"	APARTMENT TURNOVER WORK & UPCS INSPECTIONS	1460		20,000	24,044	0	0	
"	EMERGENCY HEATING SYSTEM	1460		10,000	10,000	0	0	
"	INSTALL GUTTERS	1460		2,500	2,500	0	0	
"	INSTALL FACIA	1460		2,500	2,500	0	0	
"	INSTALL WINDOW & DOORS	1460		5,000	5,000	0	0	
"	RANGES AND REFRIGERATORS	1465.1		5,000	5,000	489	489	

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

PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program #: NJ 39P04250106 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	NON-DEWLLING EQUIPMENT	1475	5,000	5,000	5,000	0	0	
"	DEMOLITION	1485	10,000	10,000	10,000	0	0	
"	REPLACEMENT RESERVES	1490	5,000	5,000	5,000	0	0	
"	RELOCATION ADMINISTRATION OFFICE	1495.1	1,000	1,000	1,000	0	0	
"	MOD FUNDS FOR DEVELOPMENT	1498	3,886	3,886	3,886	0	0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program #: NJ 39P04250106 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	9/30/08			9/30/09			

8. Capital Fund Program 5 Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name FRANKLIN TOWNSHIP HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2007 PHA FY: 10/07-9/08	FFY Grant: 2008 PHA FY: 10/08-10/09	FFY Grant: 2009 PHA FY: 10/09-10/10	FFY Grant: 2010 PHA FY: 10/10-10/11
HA-WIDE		CONSULTANT AND A/E SERVICES	CONSULTANT AND A/E SERVICES	CONSULTANT AND A/E SERVICES	CONSULTANT AND A/E SERVICES
HA-WIDE		OPERATIONS	OPERATIONS	OPERATIONS	OPERATIONS
HA-WIDE		MANAGEMENT IMPS.	MANAGEMENT IMPS.	MANAGEMENT IMPS.	MANAGEMENT IMPS.
HA-WIDE		ADMINISTRATION	ADMINISTRATION	ADMINISTRATION	ADMINISTRATION
NJ42-1		WOOD FLOORS/STRS./	WOOD FLOORS/STRS./	WOOD FLOORS/STRS./	WOOD FLOORS/STRS./
NJ42-2		ROOF/GABLES	ROOF/GABLES	ROOF/GABLES	ROOF/GABLES
NJ42-2		ELECTRICAL UPGRS.	ELECTRICAL UPGRS.	ELECTRICAL UPGRS.	ELECTRICAL UPGRS.
NJ42-2		SITE IMPROVEMENTS	SITE IMPROVEMENTS	SITE IMPROVEMENTS	SITE IMPROVEMENTS
NJ42-2		APT. TURNOVER WK.	APT. TURNOVER WK.	APT. TURNOVER WK.	APT. TURNOVER WK.
NJ42-2		RANGES/REFRIGS.	RANGES/REFRIGS.	RANGES/REFRIGS.	

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name FRANKLIN TOWNSHIP HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2007 PHA FY: 10/07-9/08	FFY Grant: 2008 PHA FY: 10/08-10/09	FFY Grant: 2009 PHA FY: 10/09-10/10	FFY Grant: 2010 PHA FY: 10/10-10/11
NJ42-2		NON-DWELLING EQUIP.	NON-DWELLING EQUIP.	NON-DWELLING EQUIP.	NON-DWELLING EQUIP.
NJ42-2		KTH./BTH. RENOVS.	KTH./BTH. RENOVS.	KTH./BTH. RENOVS.	KTH./BTH. RENOVS.
NJ42-2		WINDOW REPLACES.	WINDOW REPLACES.	WINDOW REPLACES.	WINDOW REPLACES.
NJ42-2		HEAT UPGRADES	HEAT UPGRADES	HEAT UPGRADES	HEAT UPGRADES
HA-WIDE		REVITALIZATION/ DEMOLITION AND RELOCATION SERVICES	REVITALIZATION/ DEMOLITION AND RELOCATION SERVICES	REVITALIZATION/ DEMOLITION AND RELOCATION SERVICES	REVITALIZATION/ DEMOLITION AND RELOCATION SERVICES
CFP Funds Listed for 5-year planning		\$144,256	\$144,256	\$75,000	\$75,000
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : _2006_ FFY Grant: 2006 PHA FY: 2006			Activities for Year: _2007 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-WIDE	CFP CONSULTANT	5,000	HA-WIDE	CFP CONSULT.	5,000
Annual	HA-WIDE	A/E SERVICES	5,000	HA-WIDE	A/E SERVICES	5,000
Statement	HA-WIDE	OPERATIONS	14,000	HA-WIDE	OPERATIONS	14,000
	HA-WIDE	MGT.IMP/COMM/ STF TRAINING	23,000	HA-WIDE	MGT.IMP/STF TRAIN	23,000
	HA-WIDE	ADMINISTRATION	15,000	HA-WIDE	ADMINISTRATION	15,000
	HA-WIDE	A/E ENVIRONMENTAL	5,000	HA-WIDE	A/E ENVIRONMENTAL	5,000
	NJ42-2	ROOF/GUTTERS	2,500	NJ42-2	ROOF/GUTTERS	2,500
	NJ42-2	ELEC. UPGRADES	2,500	NJ42-2	ELEC UPGRDS	2,500
	NJ42-2	SITE IMPS.	5,000	NJ42-2	SITE IMPS	5,000
	NJ42-1&2	APT. TURNOVER	24,044	NJ42-1&2	APT TURNOVERS	27,370
	NJ42-2	RANGES/FRIGS.	5,000	NJ42-2	RFGS/FRIGS	5,000
	NJ42-2	NON-DW EQUIP	5,000	NJ42-2	NON-DW EQUIP	5,000
	NJ42-2	WINDOW & DOORS REPLAC.	5,000	NJ42-2	WINDOW & DOORS REPLAC	5,000
	NJ42-2	HEAT UPGRDS	5,000	NJ42-2	HEAT UPGRDS	5,000
		EMERG. HEAT	10,000		EMERG. HEAT	10,000
	HA-WIDE	DEMOLITION & RELOCATION.	4,886	HA-WIDE	DEMOLITION & RELOCATION	4,886
Total CFP Estimated Cost			\$ 140,930			\$ 144,256

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :__2008 FFY Grant: 2008 PHA FY: 2008			Activities for Year: _2009 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-WIDE	CFP CONSULTANT	5,000	HA-WIDE	CFP CONSULTANT	5,000
HA-WIDE	A/E SERVICES	5,000	HA-WIDE	A/E SERVICES	5,000
HA-WIDE	OPERATIONS	14,000	HA-WIDE	OPERATIONS	14,000
HA-WIDE	MGT.IMP/COMM/ STF TRAINING	23,000	HA-WIDE	MGT.IMP/COMM/ STF TRAINING	23,000
HA-WIDE	ADMINISTRATION	15,000	HA-WIDE	ADMINISTRATION	15,000
NJ42-1	A/E ENVIRONMENTAL	5,000	NJ42-1	A/E ENVIRONMENTAL	5,000
NJ42-2	ROOF/GUTTERS	2,500	NJ42-2	ROOF/GUTTERS	2,500
NJ42-2	ELEC. UPGRADES	2,500	NJ42-2	ELEC. UPGRADES	2,500
NJ42-2	SITE IMPS.	5,000	NJ42-2	SITE IMPS.	5,000
NJ42-2	APT. TURNOVER	27,370	NJ42-2	APT. TURNOVER	27,370
NJ42-2	RANGES/FRIGS.	5,000	NJ42-2	RANGES/FRIGS.	5,000
NJ42-2	NON-DW EQUIP	5,000	NJ42-2	NON-DW EQUIP	5,000
NJ42-2	WINDOW & DOORS REPLAC.	5,000	NJ42-2	WINDOW & DOORS REPLAC.	5,000
NJ42-2	HEAT UPGRDS	5,000	NJ42-2	HEAT UPGRDS	5,000
NJ42-2	EMERG. HEAT	10,000	NJ42-2	EMERG. HEAT	10,000
	DEMOLITION & RELOCATION.	4,886		DEMOLITION & RELOCATION	4,886
Total CFP Estimated Cost		\$ 144,256			\$ 144,256

HA Code: NJ 042

ATTACHMENT A: Certification of Policy and Program Changes

The undersigned hereby certifies that the Board of Commissioners of the Franklin Township Housing Authority (hereinafter referred to as the "FTHA") has approved the following program and policy changes since the date of approval of its FY 2006 Annual PHA Plan:

1. The FTHA has adopted a Physical Needs Assessment in order to comply with HUD requirements. The survey findings indicate that the buildings are old (NJ 42-1 built in 1957 and NJ 42-2 built in 1963) and were constructed of materials (i.e. asbestos and lead-based paints) that are no longer acceptable in today's construction industry. The existing systems and components (heating pipes, radiators and electric panels) have been in place since the buildings were constructed. Some of these major systems are no longer in compliance with code regulations. These systems and components are over 40 years old and have exceeded their useful life of 20-30 years.

Moreover, the report compares the estimated costs of renovating the existing facilities (grounds and buildings) and upgrading the utilities in the complex to redevelopment costs for the entire complex.

Comparative renovations costs, which total \$16,881,436, exceed 90% of the total development costs of \$17,390,000. However, because the renovated facilities will have a useful life of 10 years, at the end of the 10 years, renovation costs would have to be incurred again to bring the grounds and buildings up to code. The estimated costs for the renovations after 10 years of useful life would be almost twice the original costs. Alternatively, if redevelopment were undertaken, there would be no additional capital costs incurred during the 20-year useful life span.

Based on the economical advantage, it was recommended that the FTHA choose to redevelop NJ 42-1 and NJ 42-2 instead of renovating the complex. The redeveloped buildings and grounds would be built and constructed to match the surrounding community and improve the quality of life for the residents.

We have designated the Ingerman Development Group to implement the revitalization of Parkside Village. Moreover, we are negotiating with the Township to fund infrastructure improvements that will reopen important streets that will enhance the neighborhood and the overall Mixed-Income community.

Certified By: _____

Hazel Burnett Davis, Executive Director
Franklin Township Housing Authority

Date: _____

HA Code: NJ 042

**ATTACHMENT B: Development/Redevelopment Plan for
Revitalization of Parkside Village; Annual Statement (Parts I, II and
III) ; and Five Year Action Plan (Parts I and II) FYs 2007 through 2012**

**PLAN OF DEVELOPMENT/REDEVELOPMENT RE FRANKLIN TOWNSHIP
HOUSING AUTHORITY CFP PROGRAM**

INTRODUCTION

The purpose of this plan is to set forth the scope of the comprehensive revitalization and modernization work to be undertaken and completed by the Franklin Housing Authority (hereinafter referred to as the "FTHA") under a proposed redevelopment program; and the plan for financing same. Also set forth in this plan are the following justifications:

- A. A Physical Needs Assessment has been provide to HUD and made available for review, which is the basis for determining the need for comprehensive revitalization of the FTHA's public housing complex. This report documents the housing needs including:
 - 1. how the proposed assessment was conducted to determine that the revitalization is the most critical need in regard to the FTHA's portfolio;
 - 2. an explanation of how the annual CFP grant funds remaining will be utilized to maintain the property during relocation; and
 - 3. the rationale for revitalization versus the modernization of the complex with annual grant funds.
- B. A brief description of the revitalization and modernization activities that will be funded with the proceeds.
- C. A brief description of the FTHA's construction management and financial control mechanisms.
- D. A brief description of the relevant financing, construction and development experience of the HA.
- E. A preliminary redevelopment schedule.

HA Code: NJ 042

THE PLAN FOR FINANCING THE PROPOSED REVITALIZATION ACTIVITY

The Franklin Township Housing Authority has engaged a Developer Partner, The Ingerman Development Group and a local Community Development Corporation, Somerset Community Action Program. The joint venture entity is called The Ingerman/Somerset CAP Team. The development company representing Ingerman is its affiliate MBI Development Company Inc., 725 Cuthbert Boulevard, Cherry Hill, NJ 08002 is reviewing feasible revitalization options to comprehensively redevelop its obsolete public housing complex.

The Ingerman Team has preliminarily determine that it would use an assortment of funding sources to build 146 total replacement units: 64-unit, three story senior building; 56 unit family component; and 26 homeownership units. The preliminary cost of the redevelopment is estimated at \$29.6 MM. Sources of funding include Low Income Housing 4% and 9% Tax Credits as well as DCA, County and Federal Home Loan Bank.

THE STATEMENT OF NEED

The FTTHA determined, based on a management and physical needs assessment conducted by the FTTHA's Engineering Consultant, that it is most cost effective to comprehensively revitalize its public housing development rather than piece-meal modernization of the aged housing stock.

The FTTHA further determined, as a result of the findings under the aforesaid assessment, that the annual grant each year is insufficient to maintain viability of the complex.

The FTTHA's rationale for revitalization is predicated upon the need to have a comprehensive redevelopment solution to the physical and economical obsolescence inherent in the aged complex. The benefits of a revitalization effort are numerous, which include:

- increasing the size of apartments and number of units;
- improving utilization of land with higher density;
- redesigning site for safety by having all units front the streets;
- improving utilization of streetscape;
- improving access to community resources such as the park;
- increasing the number of units and amenities for seniors;
- reopening the streets which allows for increased park utilization
- improved energy conservation with state of the art design and energy star appliances;
- increasing the distribution of families through out the county with vouchers and,
- increasing the opportunity to plan a more attractive community.

Another tangible benefit is the reduction of the concentration of poverty by reversing the isolation of public housing to one area of the Township.

HA Code: NJ 042

Alternatively, if funds to comprehensively redevelop the complex are not available, the FTTHA would resume essential modernization activities as outlined in the physical needs assessment.

A BRIEF DESCRIPTION OF THE REVITALIZATION ACTIVITIES THAT ARE PROPOSED

The revitalization plan will increase the number of affordable housing units from 100 to 120 units with an additional 26 units of affordable homeownership units. At the heart of the plan is to redevelop the obsolete public housing that is not energy efficient with attractive and affordable residential units. Mindful of the need to house more seniors, the redevelopment plan will increase the number of affordable housing units to seniors from 40 units now to 64 units an increase of 60%.

A BRIEF DESCRIPTION OF THE CONSTRUCTION MANAGEMENT AND FINANCIAL CONTROL MECHANISMS

The FTTHA has procured the professional services of a Program Manager to oversee the redevelopment project. As the FTTHA's representative, APM Management Consulting, South Orange, New Jersey, will coordinate program implementation and monitor the financial as well as the phased development.

A BRIEF DESCRIPTION OF THE RELEVANT FINANCING AND CONSTRUCTION EXPERIENCE OF THE FTTHA

The FTTHA's relevant experience in the subject areas has been acquired via contract professionals experienced in the field of engineering, community planning and project coordination consulting. Utilizing professionals, the Authority has assembled experts to guide the Board's decision with consistent input from the resident leadership, the Township and County planners, as well as significant input from local institutional stakeholders. Moreover, the FTTHA's current Executive Director served as the Authority's Modernization Director prior to being appointed to the position of Executive Director.

Also, as stated above, the FTTHA has hired an experienced Program Manager to coordinate the entire redevelopment effort.

HA Code: NJ 042

A BRIEF DESCRIPTION OF THE REDEVELOPMENT SCHEDULE

Several tasks are on the critical path for the project. To facilitate the timely start of the first phase of development, the relocation of residents in four buildings will have to take place. Relocation will be enhanced and timely if the following activities are done:

1. Seek HUD consent or acknowledgement of discontinuing the turnover of public housing units and continue with necessary evictions to decrease occupancy and allow for relocation within the complex for the development of the senior building;
2. Submit the Demolition/Disposition Application to HUD immediately;
3. Request from HUD Housing Choice Vouchers for relocation of families;
4. Modify the FTHA Section 8 Administrative Plan for relocating tenants of Parkside Village;
5. Prepare and submit a Section 8 Homeownership plan to assist with relocation and to anticipate the sale of homeownership units to current, qualified Parkside Village residents. and,
6. Preliminary Redevelopment Schedule:
 - o September 2007 Demolition and disposition application approval
 - o Sept-Dec 2007 Phase I funding applications submitted
 - o January 2008 Submission of Phase I Mixed Finance Proposal
 - o March 2008 Closing of Phase I funding
 - o April 2008 Demolition north side of Parkside Street completed
 - o May 2008 Phase I construction start
 - o Mar-April 2008 Phase II funding applications submitted
 - o June 2008 9% tax credit award announced
 - o July 2008 Submission of Phase II Mixed Finance Proposal
 - o October 2008 Closing of Phase II funding
 - o Oct-Dec 2008 Demolition of remainder of Parkside completed
 - o Fall 2008 Submission of funding applications for homeownership
 - o January 2009 Phase II construction start
 - o April 2009 Homeownership units construction start
 - o November 2009 Completion and stabilized occupancy of Phase I
 - o December 2010 Completion and stabilized occupancy of Phase I and the homeownership units.
7. The above schedule is aggressive and dependent on timely submissions by the FTHA, review and approvals by HUD Field Office and HUD SAC. Thus, we are providing essential information regarding the project to facilitate HUD reviews.

MEMORANDUM

RE: FRANKLIN TOWNSHIP HOUSING AUTHORITY

The Franklin Township Housing Authority has prepared its Agency Plan in compliance with section 511 of the Quality Housing and Work Responsibility Act of 1998 and ensuing HUD requirements. In accordance with said requirements, the Authority conducted a public hearing in order to invite public discussion on the Agency Plan. Proper notice was given via publication of a legal advertisement in *The Home News Tribune*, a newspaper of general circulation in the Franklin Township area, at least 45 days prior to the public hearing date.