

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

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

**PHA Plan
Agency Identification**

PHA Name: HOUSING AUTHORITY OF GLOUCESTER COUNTY

PHA Number: NJ 204

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

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 (including attachments) 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)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

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 Gloucester County is to provide quality affordable housing opportunities to those not served adequately by private/unsubsidized organizations in Gloucester County.

PHILOSOPHY OF THE HOUSING AUTHORITY OF GLOUCESTER COUNTY

Housing for the elderly will generally be provided in concentrated multifamily settings to allow economies of scale in the operation of the development and provision of services. Housing for families, particularly those with children, will generally be provided on a non-concentrated basis and shall, to the maximum extent possible, remain invisible in the community in which it is located. Housing for the disabled will, to the maximum extent possible, meet the needs of the individual's particular disability.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs 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, **PHAS 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.) PHAs 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)
 - Improve voucher management: (SEMAP score)
 - 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:
 - 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:
 - 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:
 - 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:
- Provide or attract supportive services to improve assistance recipients' employability:
- 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:
- 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:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

**FIVE-YEAR GOALS
AS ESTABLISHED FOR 2005 AGENCY PLAN & AMENDED AS OF
JULY 2006**

Goal One: Manage the Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives:

1. HUD shall recognize the Housing Authority as at least a standard performer for fiscal years ended 12/31/06, 12/31/07 and 12/31/08 and a high performer by fiscal years ended 12/31/09 in accordance with the current Public Housing Assessment System regulations.

2. The Authority shall convert its Public Housing Program in accordance with the provisions of asset management as stipulated in 24 CFR Part 990, The Public Housing Operating Fund Program by the deadline established by HUD.

Goal Two: Manage the Housing Authority's Section 8 Existing Housing Program in an efficient and effective manner.

Objectives:

1. HUD shall recognize the Housing Authority as at least a standard performer for fiscal years ended 12/31/06, 12/31/07, and 12/31/08 and as a high performing agency by fiscal year ended 12/31/09 in accordance with the current Section Eight Management Assessment Program regulations.
2. The Housing Authority shall sustain a utilization rate of 97% or higher in its tenant-based program.
3. The wait list for the Section 8 Housing Choice Voucher Program shall remain closed and only opened as determined necessary by the Executive Director on an ongoing basis.
4. The Housing Authority shall maintain the system to monitor concentration of units, and consider actions, such as increases in the payment standard in accordance with funding availability, needed to provide housing opportunities outside areas of low-income concentration.

Goal Three: Increase the number of affordable housing opportunities available to low-income residents of Gloucester County.

Objectives:

1. The Authority shall have two Section 8 HCV Homeownership closings by December 31, 2005 and another three by December 31, 2007.
2. The Authority shall have Shepherd's Farm Seniors Housing rented up by December 31, 2005.
3. The Authority shall implement a housing program benefiting families in danger of becoming homeless by December 31, 2005.
4. The Authority shall investigate the feasibility of purchasing lots on which to place modular homes on to expand the Authority homeownership options.

Goal Four: Enhance the quality of life for residents of housing assisted by the Housing Authority.

Objectives:

1. Maintain a recreational/educational program for youth and pursue an additional program to benefit the youth.

2. Maintain a system for regular communication between Commissioners, residents and staff.
3. Maintain a cooperative relationship with an organization in the County providing self-sufficiency services to Housing Authority assisted families.
4. Implement a cooperative relationship with an organization in the County enhancing homeownership opportunities available to Housing Authority assisted families by December 31, 2006.
5. Investigate a program to promote independence and aging in place for elderly and disabled Public Housing residents by December 31, 2006.

**FIVE-YEAR GOALS
AS ESTABLISHED FOR 2005 AGENCY PLAN
STATEMENT OF PROGRESS AS OF JULY 2006**

Goal One: Manage the Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives:

1. HUD shall continue to recognize the Housing Authority as a high performer in accordance with the current Public Housing Assessment System (PHAS) regulations. **STATUS** – For the fiscal year ended 12/31/05, the Authority was rated as a standard performer in accordance with PHAS regulations. The Authority did not attain this objective due to funding cutbacks and consequent reduction of staff. **RECOMMENDATION** – Change this objective to HUD shall recognize the Housing Authority as at least a standard performer for fiscal years ended 12/31/06, 12/31/07 and 12/31/08 and a high performer by fiscal years ended 12/31/09 in accordance with the current Public Housing Assessment System regulations.
2. The Authority shall convert its Public Housing Program in accordance with the provisions of asset management as stipulated in 24 CFR Part 990, The Public Housing Operating Fund Program by October 1, 2006. **STATUS** – Effective 7/01/06, the Authority has converted the Public Housing Program to asset management in an effort to take advantage of the opportunity to stop the operating subsidy losses at 5%. **RECOMMENDATION** – Change this objective to the deadline as established by HUD.

Goal Two: Manage the Housing Authority's Section 8 Existing Housing Program in an efficient and effective manner.

Objectives:

1. HUD shall continue to recognize the Housing Authority as a high performing agency in accordance with the current Section Eight Management Assessment Program regulations. **STATUS** – HUD has recognized the Authority as a standard performer for the year ended 12/31/05. Due to an administrative funding cut of over 11% in 2 years, the Authority has had to reduce the Section 8 staff. As a result, the Authority was not always able to perform HQS reinspections of required repairs in a timely manner. As of March 2006, the Authority implemented alternative means of verifying repairs

were performed. **RECOMMENDATION** – Change this objective to HUD shall recognize the Housing Authority as at least a standard performer for fiscal years ended 12/31/06, 12/31/07, and 12/31/08 and as a high performing agency by fiscal year ended 12/31/09 in accordance with the current Section Eight Management Assessment Program regulations.

2. The Housing Authority shall sustain a utilization rate of 97% or higher in its tenant-based program. **STATUS** – During November 2004 and April 2005 through October 2005, the Authority stopped issuing Housing Choice Vouchers due to funding shortages. The overall utilization rate for 2005 was 97.5%. The Authority needed to be extremely cautious not over spend, as there were no additional administrative funds to cover any HAP costs not funded by HUD.
3. The wait list for the Section 8 Housing Choice Voucher Program shall remain closed and only opened as determined necessary by the Executive Director on an ongoing basis. **STATUS** – The HCV waiting list has remained closed. Due to funding cuts in 2005, the Authority has once again stopped issuing HCVs. The Authority has been issuing vouchers since November 2005. The Authority is planning to open the wait list for the Section 8 Housing Choice Voucher Program for approximately one week sometime during the 4th quarter of 2006.
4. The Housing Authority shall maintain the system to monitor concentration of units, and consider actions, such as increases in the payment standard in accordance with funding availability, needed to provide housing opportunities outside areas of low-income concentration. **STATUS** – The Authority is maintaining deconcentration data in accordance with this objective. A decrease in the 10/01/05 Fair Market Rents required the Authority to lower the payment standard for 3, 4 and 5 bedroom units. This may cause the Authority to be at risk of not earning deconcentration bonus points on the Section 8 Management Program assessment for 2005. This factor may also affect Goal 2 Objective 1.

Goal Three: Increase the number of affordable housing opportunities available to low-income residents of Gloucester County.

Objectives:

1. The Authority shall have two Section 8 HCV Homeownership closings by December 31, 2005. **STATUS** – The Authority has had five Section 8 Homeownership closings during 2005 and one in 2006. **RECOMMENDATION** – Add to this objective to have three additional closings by December 31, 2007. Also add to this objective the Authority will investigate purchasing lots for modular homes to be sold to low income families.
2. The Authority shall have Shepherd's Farm Seniors Housing (SFSH) rented up by December 31, 2005. **STATUS** – The Authority obtained possession of SFSH in July 9, 2005 and it was 100% rented by early September 2005.
3. The Authority shall implement a housing program benefiting families in danger of becoming homeless by December 31, 2005. **STATUS** - The Authority is administering HOME funds for the County of Gloucester. The Gloucester County Board of Social Services refers families in danger of becoming homeless

to the Authority. These families are unable to obtain services from other organizations throughout the County. Currently the Authority is administering 13 HOME Funds Contracts.

4. **RECOMMENDATION** – Add an objective to investigate the feasibility of purchasing lots on which to place modular homes on to expand the Authority homeownership options.

Goal Four: Enhance the quality of life for residents of housing assisted by the Housing Authority.

Objectives:

1. Maintain a recreational/educational program for youth and pursue an additional program to benefit the youth. **STATUS** – In 2005 and 2006 the Authority provided financial support to the National Youth Sports Program operated by the Gloucester County College as well as outreach to youth living in housing assisted by HAGC. The Resident Relations Coordinator also performed a mailing to families with youth from ages 16-20 years who may qualify for either the Youth One Stop Summer Program or the Youth One Stop Career Center. Additionally, the FSS Coordinator, Resident Relations Coordinator and Executive Director are members of the Gloucester County Youth Council.
2. Maintain a system for regular communication between Commissioners, residents and staff. **STATUS** - The Chairman of the Board of Commissioners appointed a Resident Relations Committee in 2000. The Chair of the Committee is a resident of Colonial Park Apartments. The Committee Chair has met with resident leaders and reports to the full Board each month. The Housing Authority formed a Resident Advisory Board in 1999, 2000, 2001, 2002, 2003, 2004, 2005 and 2006 to provide resident guidance on the development and update of the Agency and Annual Plans.
3. Maintain a cooperative relationship with an organization in the County providing self-sufficiency services to Housing Authority assisted families. **STATUS** - The Housing Authority committed 30 vouchers to the Gloucester County Board of Social Services to support their Work First New Jersey program in March 1999. As of December 31, 2000, 30 WFNJ vouchers were leased. The Authority designated an additional 50 vouchers for the homeless on January 31, 2001. These HCV's remain 100% utilized as of July 2006. Also, see Objective 1.
4. Implement a cooperative relationship with an organization in the County enhancing homeownership opportunities available to Housing Authority assisted families by December 31, 2006. **STATUS** – The Authority entered into an Agreement with the County of Gloucester to Administer American Dream Downpayment Initiative funds in March 2005. The intention of the funds is to provide down payment assistance to low-income families purchasing a home within the County of Gloucester.
5. Investigate a program to promote independence and aging in place for elderly and disabled Public Housing residents by December 31, 2006. **STATUS** – The Authority applied for funding under HUD's FY 2006 Supernofa for the Resident Opportunity for Self-Sufficiency Program. The closing date for the

grant was July 13, 2006. The application was received and validated by Grants.Gov on July 11, 2006.

Annual PHA Plan
PHA Fiscal Year 2007

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of Gloucester County prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The Public Housing and Section 8 Programs operated by the Housing Authority are needed in Gloucester County. The community views them as an asset, in general. In previous years, HUD considered the Housing Authority a High Performing Agency in the administration of its Public Housing Program and the Section 8 Program also rated as a high performer under the HUD criteria. For 2005, HUD ranked the Housing Authority of Gloucester County a Standard Performer for both Public Housing and Section 8. The Housing Authority intends to continue to operate its programs effectively and efficiently and will strive to regain the high performer designation, despite the various funding cuts. The Housing Authority will pursue additional affordable housing for the County when appropriate opportunities are available. The Housing Authority will strive to make opportunities available to participants in its programs to enhance their quality of life.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Annual Plan

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration – see explanation on pages 20-21
- FY 2007 Capital Fund Program Annual Statement - ESTIMATE
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) N/A
- X PET POLICY
- X COMMUNITY SERVICE
- X RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD
- X STATEMENT OF PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS IS INCLUDED WITHIN THE BOCY OF THE 5-YEAR PLAN
- X ANNUAL STATEMENTS/PERFORMANCE & EVALUATION REPORTS FOR 2003, 2004, & 2005
- X REQUIRED VOLUNTARY CONVERSION INITIAL ASSESSMENT
- X RESIDENT ADVISORY BOARD MEMBERS

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan

Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) THE RAB COMMENTS ARE INCLUDED IN THE PHA PLAN TEXT SEE PAGES 52-53

Other (List below, providing each attachment name)

Supporting Documents Available for Review

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	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X SEE * BELOW	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	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
	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
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) b. ONE STRIKE & YOU'RE OUT POLICY c. EQUAL HOUSING OPPORTUNITY PLAN d. EMERGENCY RESPONSE/DISASTER POLICY e. STATEMENT CONCERNING DECONCENTRATION OF POVERTY IN PH UNITS OPERATED BY THE HAGC f. RELOCATION POLICY g. DATA RECOVERY PLAN h. INVESTMENT POLICY i. CHECK SIGNING POLICY j. DISPOSITION POLICY k. PROCUREMENT POLICY l. PERSONNEL & TRAVEL POLICY m. DRUG FREE WORKPLACE POLICY	
*	POLICY REGARDING THE ERADICATION OF PEST INFESTATION IS NOT DONE – THE AUTHORITY IS WAITING FOR RULES/REGULATIONS TO BE PUBLISHED	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30%	4480 *	5	5	5	N/A	2	N/A

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
of AMI							
Income >30% but <=50% of AMI	3340 *	5	5	5	N/A	2	N/A
Income >50% but <80% of AMI	4193 *	3	4	3	N/A	2	N/A
Elderly	1547 *	4	2	4	N/A	1	N/A
Families with Disabilities	4691 @	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity BLACK	1192 @	5	5	5	N/A	N/A	N/A
Race/Ethnicity HISPANIC	137 @	5	5	5	N/A	N/A	N/A
Race/Ethnicity OTHER	44 @	5	5	5	N/A	N/A	N/A
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
 @ Indicate year: 2000-2005 (data not available in 2006-2010 Con Plan)
 * Indicate year: 2006-2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
 Indicate year:
- Other housing market study
 Indicate year:
- Other sources: (list and indicate year of information)

B. 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.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	2518		
Extremely low income <=30% AMI	1912	75%	
Very low income (>30% but <=50% AMI)	550	21%	
Low income (>50% but <80% AMI)	54	2%	
Families with children	1518	60%	
Elderly families	199	7%	
Families with Disabilities	559	22%	
Race/ethnicity WHITE	1027	40%	
Race/ethnicity BLACK	1457	57%	
Race/ethnicity AMER IND	22	<1%	
Race/ethnicity HISPANIC	204	8%	
Race/ethnicity ASIAN	12	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			

Housing Needs of Families on the Waiting List			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
<p>As of the date the 2007 Agency Plan is submitted the S8 waiting list is closed. HAGC opened the S8 wait list once every 3-4 months for one week at a time during 2004 in accordance with the approved plan. With the 2005 Agency Plan submission, HAGC requested to keep the S8 HCV wait list closed and only opened as determined necessary by the Executive Director on an ongoing basis. The request was approved by HUD. HAGC plans to temporarily open the Section 8 wait list sometime during the 4th quarter of 2006.</p>			
If yes:			
How long has it been closed (# of months)? 19 (as of July 2006)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" 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			

Housing Needs of Families on the Waiting List			
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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2910		36
Extremely low income <=30% AMI	2218	76%	
Very low income (>30% but <=50% AMI)	585	20%	
Low income (>50% but <80% AMI)	102	4%	
Families with children	2225	76%	
Elderly families	244	8%	
Families with Disabilities	615	21%	

Housing Needs of Families on the Waiting List			
Race/ethnicity WHITE	1414	49%	
Race/ethnicity BLACK	1460	50%	
Race/ethnicity AMER IND	23	<1%	
Race/ethnicity HISPANIC	270	9%	
Race/ethnicity ASIAN	13	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	358	12%	
2 BR	1909	66%	
3 BR	599	21%	
4 BR	44	2%	
5 BR	0	0%	
5+ BR	0	0%	
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			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **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

Special Note: The Authority has previously employed this strategy to increase lease up rates and promote deconcentration. Statistics prove that this strategy works. However, the Authority has not been able to continue with this strategy. In accordance with PIH Notice 2004-7, funding constraints will not permit the Authority to increase the payment standard. HAGC did not increase the payment standard again in 2005 due to severe funding shortfalls. In October 2005, the Authority had to decrease the payment standard for 3, 4, and 5 bedroom units due to a decrease in the FMR.

- 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)

1. Participate in the Section 8 Homeownership Program to increase the number of affordable housing units available.

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)

1. Participate in the Section 8 Homeownership Program to increase the number of affordable housing units available.

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)

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
- 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 903.7 9 (b)]

List 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	500,000 to 700,000	Depends on Congress
b) Public Housing Capital Fund	433,039	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,130,000 1,200,000	HAP's EST. Administrative Fees
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
PRIOR YEAR CAPITAL FUND	400,000	EST. PH CAPITAL IMPROVEMENTS
3. Public Housing Dwelling Rental Income		
	800,000	PH MAINTENANCE & MANAGEMENT
4. Other income (list below)		
PH INVESTMENT INCOME	36,000	PH MANAGEMENT
PH ENTREPRENEURIAL ACTIVITIES	24,000	PH MANAGEMENT
S8 INVESTMENT INCOME	6,000	S8 ADMINISTRATION
S8 ADMINISTRATIVE SERVICES	12,000	S8 ADMINISTRATION

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Non-federal sources (list below)		
Total resources	15,041,039 to 15,241,039	

WE SPECIFICALLY RESERVE THE RIGHT TO CHANGE THIS FINANCIAL RESOURCES STATEMENT BASED ON INFORMATION OBTAINED AFTER SUBMISSION OF THIS DOCUMENT (SUCH AS THE ACTUAL LEVEL OF OPERATING SUBSIDY). THE ABOVE FIGURES ARE **ESTIMATES** ONLY OF ANTICIPATED RESOURCES AVAILABLE. FUNDING MAY CHANGE BASED ON REGULATORY CHANGES TO FUNDING FORMULAS, INTERST RATES, AND OTHER VARIABLES BEYOND OUR CONTROL.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs 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) FOR PROJECT 204-1 ONLY – APPROXIMATELY 5 APPLICANTS
- When families are within a certain time of being offered a unit: (state time) FOR PROJECTS 204-3 AND 204-4 ONLY – APPROXIMATELY 3 MONTHS
- 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) CREDIT/CRIMINAL/LANDLORD-TENANT REPORTS FROM COMMERCIAL SOURCES

- 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)

THE AUTHORITY SHALL MAINTAIN ONE WAITING LIST FOR EACH BEDROOM SIZE, BASED ON THE DATE/TIME OF REGISTRATION, HOWEVER, ONCE DETERMINED ELIGIBLE, THE PROSPECTIVE TENANTS WILL BE ASSIGNED UNITS BASED ON THE FOLLOWING EXCERPT FROM THE PH ADMISSIONS & CONTINUED OCCUPANCY POLICY.

ASSIGNMENT POLICIES

1. It is the intention of this Assignment Policy to maximize the use of Public Housing Units and to reduce vacancy loss.
2. Once the applicants have been determined eligible by the AHO Department, the AHO Department shall make offers to eligible applicants generally in the order the files were determined eligible. The date and time of application function as a tiebreaker for all files determined eligible on the same day.

The AHO Department may temporarily skip over applicants determined eligible for the following reasons:

1. To satisfy income targeting requirements, as specified in Section 6. below;
2. Not to exceed 15% or 25% of low-income admissions as specified in Section 6. below;
3. To fill a unit modified for a particular impairment with an approved applicant needing the particular features of the unit;
4. To comply with the Authority’s designation plan as specified in Exhibit 4; or
5. For an applicant who has not completed the screening process or whose file is not current.

The applicants that were temporarily skipped will be offered an available unit as soon as the particular requirement has been fulfilled.

The AHO Department is responsible for monitoring the Income Targeting and other income requirements as specified in Section 6.”

3. Prospective tenants will be assigned to dwelling units in accordance with the following assignment policy to assure equal opportunity and nondiscrimination on the grounds of race, color, sex, national origin and to avoid segregation.

a) If there is a suitable vacant unit in more than one location, the applicant shall be offered the unit at the location which contains the largest number of vacancies. If the applicant rejects the first vacancy offered he/she shall be offered a suitable unit at the location containing the next highest number of vacancies. If the applicant rejects two offers, he/she shall be placed at the bottom of the waiting.

The Authority shall make all such offers in sequence and there must be a rejection of a prior offer before the applicant may be offered the second location.

“Bottom of the waiting list” means that the applicant will be assigned a new date/time, that is the date/time on which the applicant rejected the second offer.

“Location” shall refer to one of the four municipalities in which the Public Housing units are located (i.e. Deptford Township, Monroe Township, Washington Township, and West Deptford Township are each considered a location).

b) If there is only one location at which a suitable a vacancy exists, the applicant shall be offered a unit at that location and if he/she rejects such offer, he/she shall be given a second offer of a suitable vacancy as soon as one becomes available. If he/she rejects the second offer he/she shall be moved to the bottom of the waiting list.

c) If the applicant is willing to accept the unit offered, but is unable to move at the time of the offer, and presents clear evidence of the inability to move to the Authority’s satisfaction, refusal of the offer shall not count as one of the number of allowable refusals permitted the applicant before placing his/her name at the bottom of the waiting list.

d) If an applicant presents to the satisfaction of the Authority clear evidence that the acceptance of a given offer of a suitable vacancy will result in undue hardship or handicap that is not related to considerations of race, color, or national origin; but is related to items such as inaccessibility to source of employment, children’s day care and the like, refusal of such an offer shall not be counted as one of the number of allowable refusals permitted an applicant before placing his/her name at the bottom of the waiting list.

4. Prospective tenants will also be assigned to dwelling units in accordance with Exhibit 4, “Plan for Designating Deptford Park Apartments (NJ 204-4) and Carino Park Apartments (NJ204-3) for Occupancy by Elderly and Near-Elderly Disabled Households Exclusively HUD Notices PIH 97-12 and 2002-12, March 9, 2005 through March 9, 2007.”

5. The above assignment provisions will be followed, however, applicants will be offered units within desired municipalities. Applicants will be requested to

indicate any municipalities in which they prefer to live on their application form or in writing to the Authority. When units are available, the Affordable Housing Operations staff will first determine the municipality where the vacancy exists, they will then review their pool of eligible applicants for those applicants who expressed a desire to live in that community. Those who expressed such an interest will be offered the unit first, in the order of date/time stamp on the applications.

If there are no applicants who expressed a desire to live in the municipality where the vacancy exists or if none of the applicants who did express a desire to live in the municipality where the vacancy exists accepts the offer, then the Affordable Housing Operations staff will make such offers to the remaining pool of eligible applicants, in the order of date/time stamp on the application.

Refusal of the offer will only count as a rejection for those eligible applicants who expressed an interest to live in the specific municipality where the vacancy exists.

6. The Authority shall maintain a record of the vacancies offered, including location, date, and circumstances of each offer and each rejection or acceptance.

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

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

1. BY MAIL

100 Pop Moylan Blvd.
Deptford, NJ 08096

2. REMOTE SITES OWNED/MANAGED BY THE AUTHORITY:

- (1) CARINO PARK APTS.
100 CHESTNUT STREET
WILLIAMSTOWN, NJ
- (2) COLONIAL PARK APTS.
401 S. EVERGREEN AVENUE
WOODBURY, NJ

c. 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? FOR PUBLIC HOUSING

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
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

THE AUTHORITY WILL TRANSFER FAMILIES TO UNITS WHICH
CONTAIN THE SPECIAL FEATURES NEEDED BY THE FAMILY'S VERIFIED
PHYSICAL DISABILITY

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.

2 Date and Time

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 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)
- 2 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. 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) HOUSE RULES

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the

need for measures to promote deconcentration of poverty or income mixing?

HAGC ONLY HAS 1 FAMILY DEVELOPMENT WHICH IS COMPRISED OF 62 SCATTERED SITE HOMES, LOCATED IN VARIOUS MIDDLE INCOME NEIGHBORHOODS THROUGHOUT THE COUNTY.

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
PLEASE REFER TO COMMENT IN (6)a
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
PLEASE REFER TO COMMENT IN (6)a
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs 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 below)
- 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) **ONLY UPON THE REQUEST OF THE OWNER, THE AUTHORITY WILL PROVIDE THE OWNERS WITH THE FAMILY'S CURRENT ADDRESS, CURRENT LANDLORD, AND PRIOR LANDLORD.**

(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)

HAGC closed the S8 HCV waiting list effective 1/1/03. During 2004 HAGC accepted applications into the S8 HCV Program for one week every 3 to 4 months. Effective with the approval of the 2005 Annual Plan, the S8 HCV wait list was closed and only to be opened at the discretion of the Executive Director. During 2005 and to date in 2006, the wait list has not been opened. Since HAGC was unable to issue vouchers from April to November 2005 due to funding constraints. HAGC plans to temporarily open the wait list sometime during the 4th quarter of 2006. Registrations will most likely be accepted as follows.

- 1. BY MAIL or IN PERSON
100 Pop Moylan Blvd.
Deptford, New Jersey 08096

(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:

UPON THE WRITTEN REQUEST OF THE FAMILY, THE AUTHORITY WILL GRANT AN ADDITIONAL 60 DAYS FOR THE FAMILY TO SEARCH FOR A UNIT WHEN THE FAMILY HAS DEMONSTRATED TO THE SATISFACTION OF THE AUTHORITY THEY HAVE BEEN UNABLE TO LOCATE A UNIT DUE TO CIRCUMSTANCES BEYOND THEIR CONTROL, SUCH AS DOCUMENTED ILLNESS OF A FAMILY MEMBER.

(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.

2 Date and Time

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 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)
- 2 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)

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

- Through published notices
- Other (list below)

THE AUTHORITY ANNOUNCES THE AVAILABILITY OF SPECIAL PURPOSE SECTION 8 PROGRAMS TO THE PUBLIC THROUGH WRITTEN COMMITMENTS WITH THE LOCAL SERVICE PROVIDERS AND DIRECT COUNSELING TO THE APPLICANTS WHO FIT THE SPECIAL PURPOSE CATEGORIES.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs 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)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher 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))

---or---

- 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% than 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)
- 95th 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)

FAMILIES MUST REPORT TO THE AUTHORITY, IN WRITING, ALL CHANGES IN FAMILY COMPOSITION AND 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

1. 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)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs 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) THE EXECUTIVE DIRECTOR MONITORS THE ADEQUACY OF THE PAYMENT STANDARD ON AN ONGOING BASIS (USUALLY MONTHLY).

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)

In 2004 AND 2005, FUNDING CONSTRAINTS LIMITED THE AUTHORITY'S ABILITY TO INCREASE THE PAYMENT STANDARD. AS OF 10/01/05, THE 3, 4, AND 5 BEDROOM FMR DECREASED, REQUIRING THE AUTHORITY TO DECREASE THE PAYMENT STANDARD. THE PROPOSED FMR'S FOR 10/01/06 ARE GREATER THAN THE CURRENT FMR'S. THE AUTHORITY PLANS TO INCREASE THE PAYMENT STANDARDS TO 110% OF THE NEW FMR'S ONCE EFFECTIVE. THE AUTHORITY CONSIDERS THIS NECESSARY BECAUSE THE NUMBER OF FAMILIES PAYING MORE THAN 30% OF AGI TOWARDS THEIR RENT & UTILITIES HAS INCREASED AND FAMILIES COMING OFF OF THE WAITING LIST AND RECEIVING HCV'S ARE EXPERIENCING DIFFICULTIES RENTING UNITS EVEN WITH THE HCV DUE TO AFFORDABILITY.

(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. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.
(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	262	31*
Section 8 Vouchers	1364**	277*
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	26	6
Special Purpose Section 8 Certificates/Vouchers (list individually)		
1. WFNJ Participants, Community Mental Health, & Families in transitional housing programs	100	19*
2. Families receiving emergency rental assistance & Imminently homeless families	75	28*
3. WJNJ & Community Mental Health	34	15*
4. Volunteers of America & Families receiving emergency rental assistance	25	7*
5. Disabled non-elderly families	130	23*
6. Disabled Families	20	3*
7. Disabled Families covered under the Medicaid Waiver Program	0	1*

8. Families displaced by the Department of Economic Development for Gloucester County	5	2*
9. Homeless Veterans	5	1*
10. Supportive Housing	2	1*
		*ESTIMATE
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N
	**ESTIMATE BASED ON 2005 FUNDING	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- a) **PUBLIC HOUSING ADMISSIONS & CONTINUED OCCUPANCY POLICY**
- b) **EQUAL HOUSING OPPORTUNITY PLAN**
- c) **ONE STRIKE & YOU'RE OUT POLICY**
- d) **STATEMENT CONCERNING DECONCENTRATION OF POVERTY IN PH UNITS OPERATED BY THE HAGC**
- e) **EMERGENCY RESPONSE/DISASTER POLICY**
- f) **DATA RECOVERY PLAN**
- g) **INVESTMENT POLICY**
- h) **CHECK SIGNING POLICY**
- i) **DISPOSITION POLICY**
- j) **PROCUREMENT POLICY**
- k) **GRIEVANCE PROCEDURES POLICY**
- l) **PET POLICY**

m) HAGC MAINTENANCE POLICY (DOES NOT INCLUDE THE ERADICATION OF PEST INFESTATION BECAUSE HUD HAS NOT PUBLISHED REGULATIONS AS OF THE SUBMISSION OF THIS DOCUMENT)

(2) Section 8 Management: (list below)

- a) **SECTION 8 ADMINISTRATIVE PLAN**
- b) **EQUAL HOUSING OPPORTUNITY PLAN**
- c) **ONE STRIKE & YOU'RE OUT POLICY**
- d) **DATA RECOVERY PLAN**
- e) **INVESTMENT POLICY**
- f) **CHECK SIGNING POLICY**
- g) **DISPOSITION POLICY**
- h) **PROCUREMENT POLICY**
- i) **GRIEVANCE PROCEDURES POLICY**

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

THE GRIEVANCE PROCEDURES POLICY AND ONE STRIKE & YOU'RE OUT POLICY ARE ON DISPLAY AT THE AUTHORITY

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

THE GRIEVANCE PROCEDURES POLICY AND ONE STRIKE & YOU'RE OUT POLICY ARE ON DISPLAY AT THE AUTHORITY

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: 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.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b 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)

1. Development name:

2. Development (project) number:

3. 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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) 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:

- Yes No: e) 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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:

<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPE I</p> <p><input type="checkbox"/> 5(h)</p> <p><input type="checkbox"/> Turnkey III</p> <p><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>
<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

B. Section 8 Tenant Based Assistance

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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

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:

Section 8 Housing Choice Voucher Homeownership Option

1. Family Eligibility
 - a. The family must be a current participant or newly admitted participant into the HCV Program.
 - b. The family must be a first-time homebuyer. A first-time homebuyer, for the purpose of this Program, means the family must not have a member who has had a present homeownership interest in a residence in the last 3 years. However, a single or displaced homemaker who, while married, owned a home with a spouse or resided in a home owned by the spouse may be eligible.
 - c. The family must have a down payment of at least 3% of the purchase price of the home. At least 1% of the purchase price must come from the family's personal resources.
 - d. The family must obtain financing that is 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.
 - e. The family must meet the other requirements as described below.
2. Minimum Income Requirement
 - a. Upon commencement of homeownership assistance, the gross annual income of the adult family members who will own the home must be no less than the federal minimum wage multiplied by 2000 hours.
 - b. Except for elderly or disabled families, welfare assistance is not considered when determining that a family meets the minimum income criteria.
3. Employment Requirement
 - a. One or more adult family members must be currently employed on a full-time basis (not less than 30 hours per week) and continuously employed full-time for the past year.
 - b. The Authority will consider an exemption to the employment requirement for an elderly or disabled family if needed as a reasonable accommodation.
4. Other Requirements
 - a. The Authority will not approve assistance if any member has previously defaulted on a mortgage under the Section 8 HCV homeownership option.
 - b. The Authority shall provide a preference to families participating in the FSS Program, however, shall not limit the participation to such families.
 - c. The Authority shall require all eligible families satisfactorily complete budget and credit counseling. Additionally, eligible families must repair their credit where determined necessary by the Authority, before participating in the homeownership option. The family must be able to qualify for a mortgage.
 - d. Eligible families must attend and satisfactorily complete pre-assistance homeownership counseling.
5. Finding a Home
 - a. The Authority shall require the family to provide monthly reports on the family's progress.

- b. The Authority shall allow the family one year to search for a suitable home. If the family has not located a suitable home within a year the Authority will issue a voucher to the family.
6. Eligible Units
- a. All units must pass a Housing Quality Standards (HQS) Inspection prior to commencement of homeownership assistance. Additionally, they will be subject to annual HQS Inspections during the course of the homeownership assistance.
 - b. In order to assess the adequacy and life span of major systems, appliances, and other structural components and identify potential problems, an independent professional inspector selected and paid for by the family must perform an inspection of the unit. The Executive Director, or his designee, shall establish qualification standards for independent inspectors. The Authority has the discretion to disapprove the unit based on information in the inspection report. The independent inspection must not be performed by an employee of the Authority or any other person under the control of the Authority.
 - c. Units under construction or existing at the time the Authority determines the family eligible for homeownership assistance may be eligible.
 - d. The Authority shall disapprove a unit if it has been notified that the seller is debarred, suspended or subject to a limited denial of participation under CFR Part 24.
7. Contract of Sale
- a. The family must provide the Authority with a copy of the contract of sale.
 - b. The contract of sale must:
 - 1. Specify the price and terms of sale.
 - 2. Provide for the prepurchase inspection arranged by the purchaser.
 - 3. Provide the purchaser is not obligated to purchase the unit unless the inspection is satisfactory.
 - 4. Provide that the purchaser is not obligated to pay for any necessary repairs.
 - 5. Certify that the seller is not debarred, suspended, or subject to a limited denial of participation.
8. Financing
- a. Funds from the Section 8 HCV Program may not be used to assist with financing costs, including down payments and closing costs.
 - b. The family is responsible for obtaining financing. The Authority will develop partnerships with lenders and provide guidance to the family, but will not require a specific lender.
 - c. The Authority shall prohibit the following types of financing.
 - 1. Seller financing;
 - 2. Balloon payment mortgages.
9. Homeownership Assistance Payments
- a. The Authority shall make monthly payments directly to the lender or to the family as the underwriting requirements of the lender may require.
 - b. The Authority shall require the family, on an as needed basis, to provide proof of mortgage payments being made in a timely manner.
 - c. For the purposes of determining homeownership assistance payments, the Authority shall consider the following as homeownership expenses.
 - 1. Monthly mortgage (principal plus interest);
 - 2. Monthly real estate taxes (annual amount divided by 12 months);

3. Monthly utilities (based on the Authority's Utility Allowance Worksheet). Monthly water & sewer. (Utilities shall not include telephone or cable expenses.)
 4. Monthly homeowners insurance (annual premium divided by 12 months).
 5. Cooperative or condominium fees that are not elective (for example a pool membership is not included).
- d. The affordability limitation of 40% of adjusted monthly income does not apply to homeownership families.

10. Continued Assistance

- a. In order to remain eligible for continued assistance, the family must do the following.
 1. Occupy the home as the family's sole residence;
 2. Comply with mortgage terms;
 3. Report changes in family composition to the Authority;
 4. Comply with the family obligations of the HCV Program;
 5. Supply information as required by the Authority concerning refinancing or payment of debt; sale or transfer of any interest in the home; or homeownership expenses;
 6. Notify the Authority before moving out of the home and of any mortgage default;
 7. Comply with any additional Authority requirements, such as ongoing counseling and HQS Inspections; and
 8. Execute a written statement that the family agrees to comply with all family obligations for homeownership assistance.
- b. In order to remain eligible for continued assistance, the must not do the following.
 1. Sublet or lease the home;
 2. Acquire ownership interest in a second residence or any other residential property.

11. Move with Continued Assistance

- a. The family may move with continued assistance provided (homeownership or rental) provided they are in good standing. The Authority will not commence continued assistance of a new unit if any family member owns title or any other interest in the prior home.
- b. The Authority shall only approve one move during any one-year period.
- c. For continuation of assistance in a new unit, the family must meet all initial eligibility requirements except for the first-time homeowner requirement. The Authority will determine on a case by case basis if additional counseling is required.

12. Portability

- a. The Authority shall follow the general rules governing portability. The receiving PHA must be administering a homeownership HCV Program and must be accepting new homeownership families.

13. Time Limits

- a. If the initial mortgage is 20 years or more, the maximum term of homeownership assistance is 15 years. In all other cases, the term shall be 10 years.
- b. The time limits do not apply to families that qualified as elderly at the start of the homeownership assistance or to families that qualify as disabled at any time during the homeownership assistance.

- c. Should the family cease to qualify as elderly or disabled during the course of homeownership assistance, the maximum term becomes applicable from the date the assistance commenced. In no case shall the assistance be less than 6 months from the date of initial purchase.
- d. Time limits shall be applied from the date of initial purchase, regardless of whether the family moves to a new unit.

14. Denial or Termination

- a. The common terms of denial or termination of the Section 8 HCV Program, which includes the homeownership option, are described in Section C. Issuing and Denying Assistance, of this document.
- b. In the event of a mortgage default the Authority must terminate assistance and not allow the family to move with continued assistance, including rental assistance.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 03/24/99

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>CONGREGATE SERVICES</i>	<i>50</i>	<i>WAIT LIST</i>	<i>DEVELOPMENT</i>	<i>PH</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: JUNE 2006)
Public Housing	1	1
Section 8	50	35

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies BY TELEPHONE AND MAIL
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

For **Project 204-1**, there is very little drug related and violent criminal activity due to the nature of the Project (meaning that homes are scattered throughout several communities). The Authority's homes are provided the same level of public security and protection as the surrounding neighborhoods and the communities at large.

For **Projects 204-3 and 204-4**, there is little or no drug related and violent criminal activity. In addition to the public security and protection that is provided to the community at large, the Authority also provides a Superintendent and Maintenance Staff to man the entrances to the buildings during business hours; an unarmed and uniformed Security Guard is on duty from the hours of 5:00 pm to 8:00 am, when the Superintendent and Maintenance Staff are not on duty. Additionally, each building is equipped with a security entry system. All persons entering the building must either enter a pre-programmed code into the system or be let in by a resident. All visitors are also required to sign a visitor's log book, upon entering and departing the building.

The Authority maintains basic records documenting the nature and extent of security and crime problems that occur within all three of the Public Housing Projects through "Incident Reports". These reports are made a part of the residents' files as appropriate. Incidences occurring in public spaces and common areas are generally reported to the appropriate Police Department for their action, where necessary.

These "Incident Reports" are always reviewed by the Executive Director, Affordable Housing Operations Director, and Property Manager.

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

Current Crime Prevention Activities

The Authority is currently involved in the following crime prevention activities:

1. Tracking crime and crime-related problems and reporting incidents of criminal activity to the appropriate Police department.
2. Adopting and implementing procedures that screen out and deny admission to specific applicants. Admission is denied to applicants who:
 - 1) Have a recent history of criminal activity involving crimes to persons or property and/or other criminal acts that would adversely affect the health, safety or welfare of other residents or Housing Authority staff.
 - 2) Were evicted, because of drug-related criminal activity for a minimum of a three-year period beginning on the date of such eviction, unless the applicant has successfully completed, since the eviction, a rehabilitation program approved by the Housing Authority.
 - 3) The Authority has reasonable cause to believe is illegally using a controlled substance.
 - 4) The Authority has reasonable cause to believe abuses alcohol in a way that causes behavior that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents or Authority staff.
 - 5) Were convicted of manufacturing or producing methamphetamine, for life, on or near the Public Housing premises.

1. Adopting and implementing lease enforcement policies and procedures that include eviction of any resident and/or family members or other occupants of the leaseholder's household who:
 - 1) Engages in any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents or Housing Authority staff.
 - 2) Engages in drug-related criminal activity, including permanently barring tenancy for residents who are convicted of manufacturing or producing methamphetamine on or near the Public Housing premises.
 - 3) Abuses alcohol in a way that causes behavior that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents or Housing Authority staff.
4. The Authority has adopted and strictly enforces the "One Strike & You're Out Policy" which is included as part of this policy by reference and inclusion in the "Agency Plan".
5. In Projects 204-3 and 204-4, the Authority requires that all vehicles parked in the parking lot be registered with the Authority, as evidenced by a numbered decal on the vehicle.

CURRENT SAFETY RELATED PROCEDURES

The Authority is currently engaged in the following general safety procedures:

1. The Affordable Housing Operations Department provides orientation for all three Public Housing Projects regarding fire prevention and general safety procedures.
2. The building Superintendents for Projects 204-3 and 204-4 perform monthly inspections of the fire pumps, fire extinguishers and fire alarm systems, and perform monthly fire drills
3. The building Superintendents for Projects 204-3 and 204-4 perform monthly tests of the emergency nurse call system.
4. The building Superintendents for Projects 204-3 and 204-4 perform weekly tests of the emergency generation systems.
5. The building Superintendents perform tests of the sprinkler systems annually.

- 6. Periodically, the Authority hosts meetings between the local fire departments and residents of Projects 204-3 and 204-4.
- 7. At least annually, each Public Housing unit is inspected for compliance with Uniform Physical Inspection Standards and general safety issues.

Documentation supporting the Safety and Crime Prevention policies and procedures are on file at the main office of the Authority, located at 100 Pop Moylan Blvd, Deptford.

2. Which developments are most affected? (list below)

PROJECT 204-3, CARINO PARK APTS. AND PROJECT 204-4, DEPTFORD PARK APTS.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

PLEASE REFER TO THE ACTIVITIES DESCRIBED IN SECTION 13. PHA SAFETY AND CRIME PREVENTION MEASURES OF THIS PLAN

2. Which developments are most affected? (list below)

N/A

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable

- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

The Authority converted to asset based management accounting practices in 07/06 in an effort to limit the operating subsidy reduction to 5%.

HAGC developments 204-3 and 204-4 are high-rise structures for the elderly and disabled. Each development has 100 one-bedroom units. They are not general occupancy developments and a conversion assessment is not required per 24 CFR 972.200(a)(4).

NJ 204-1 is 62 2, 3, and 4 bedroom scattered site single-family homes. These units were acquired through the public housing acquisition without rehabilitation program. The units were purchased in existing neighborhoods in four of the municipalities in Gloucester County. The units are indistinguishable from the other middle income homes in their neighborhoods.

The Consolidated Plan Gloucester County identifies a shortage of housing that is affordable to low income residents. This subject is also discussed in the Housing Needs section of this plan. There is some production of affordable housing in the County but it is not sufficient to satisfy the demand. The conversion of NJ 204-1 to tenant based assistance would result in a reduction of the amount of affordable housing available in Gloucester County. Therefore, one of the three necessary conditions for a voluntary conversion is not met; i.e., 24 CFR 972.200(c)(3).

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
 - Provided below:

August 8, 2006

Board of Commissioners
Housing Authority of Gloucester County
100 Pop Moylan Blvd
Deptford, New Jersey 08096

Dear Commissioners:

The Resident Advisory Board received individual copies of the draft Five-Year Agency Plan for years 2005 – 2009 and Annual Plan for the fiscal year 2007. We reviewed the Plans and met with Housing Authority staff on July 11, July 19, July 25, and August 08, 2006.

Please note the following comments:

- 1. The Carino Park RAB representative requests new carpets in the apartments for normal wear and tear on an as needed bases.**
- 2. The RAB supported changing Goal One: Objective 1:**
 - ✓ Change: HUD shall recognize the Housing Authority as at least a standard performer for fiscal years ended 12/31/06, 12/31/07 and 12/31/08 and a high performer by fiscal years ended 12/31/09 in accordance with the current Public Housing Assessment Systems regulations
- 3. The RAB supported changing Goal One: Objective 2:**
 - ✓ Change: HAGC will implement the Public Housing Asset Based Management Requirements by the date established by HUD.
- 4. The RAB supported changing Goal Two: Objective 1:**
 - ✓ Change: HUD shall recognize the Housing Authority as at least a standard performer for fiscal years ended 12/31/06, 12/31/07 and 12/31/08 and a high performer by fiscal years ended 12/31/09 in accordance with the current Section Eight Assessment Program regulations.
- 5. The RAB members are interested in having the Authority research purchasing lots to place modular homes on.**
 - ✓ The Authority recommends an objective to investigate the feasibility of purchasing lots on which to place modular homes on to expand the Authority homeownership options.

It is our understanding that the above comments have been incorporated into the Five-Year and Annual Plans and that no modifications are necessary. We have no other comments or suggestions on the Agency Plan.

We thank you for the opportunity to participate in the process of preparing the Agency Plan and look forward to working with you in future years.

Sincerely,

Carolyn Slickmeyer, Chair
PH Resident, Project 204-1

Dorothy Gallon, Secretary
PH Resident, Project 204-

3. 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

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

PURSUANT TO NJSA: 40A:12A ELECTION OF BOARD MEMBERS IS NOT PERMITTED IN THE STATE OF NEW JERSEY. THE BOARD OF CHOSEN FREEHOLDERS APPOINTED A RESIDENT OF A SECTION 8 NEW CONSTRUCTION PROJECT MANAGED BY THE AUTHORITY.

a. 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)

SEE DESCRIPTION IN #3 ABOVE.

b. 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)

c. 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)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

GOAL THREE: INCREASE THE NUMBER OF AFFORDABLE HOUSING OPPORTUNITIES AVAILABLE TO LOW INCOME RESIDENTS OF GLOUCESTER COUNTY.

OBJECTIVE THREE: IMPLEMENT A NEW HOUSING PROGRAM BENEFITING FAMILIES IN DANGER OF BECOMING HOMELESS BY DECEMBER 31, 2005.

- Other: (list below)

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

D. Other Information Required by HUD

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

Substantial deviations from the 5 Year Plan and significant amendments or modifications to the 5 Year Plan and Annual Plan shall be defined as discretionary changes in the plans or Authority policies that fundamentally change the mission, goals, objectives, or plans of the Authority and which require formal approval of the Board of Commissioners.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NJ39P20450106 FFY of Grant Approval: (07/2006)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	35,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	75,000
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	321,039
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	2,000
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	433,039
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

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PROJECTS 204-1, 3, & 4	FEES & COSTS	1430	110,000
PROJECT 204-1	MISC. MODERNIZATION/RENOVATIONS OF 5 SCATTERED SITE DWELLINGS	1460	171,039
PROJECT 204-1	TEMPORARY RELOCATION COSTS	1495.1	2,000
PROJECT 204-3	CARINO PARK WINDOWS	1460	150,000
TOTAL			433,039

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PROJECT 204-1	06/30/2007	006/30/2009
PROJECT 204-3	06/30/2007	06/30/2009
PROJECT 204-4	06/30/2007	06/30/2009

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ 204-1	SCATTERED SITES	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
MODERNIZATION/RENOVATION OF 7 DWELLING UNITS			350,000	2007
MODERNIZATION/RENOVATION OF 8 DWELLING UNITS			400,000	2008
MODERNIZATION/RENOVATION OF 3 DWELLING UNITS			140,000	2009
MODERNIZATION/RENOVATION OF 8 DWELLING UNITS			350,000	2010
MODERNIZATION/RENOVATION OF 8DWELLING UNITS			400,000	2011
Total estimated cost over next 5 years			1,640,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 204-3	CARINO PARK APTS.	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
REPLACE WINDOWS		150,000	2007
PAINT APARTMENTS		10,000	2008
REPLACE CARPETING IN APARTMENTS		180,000	2008
REPLACE 1 ST FLOOR SUSPENDED CEILING		36,000	2008
REPLACE 1 ST FLOOR COMMON AREA CARPETING		15,000	2009
REPLACE HVAC UNITS – COMMUNITY ROOM		55,000	2009
LANDSCAPING		125,000	2009
PAINT ALL COMMON AREAS		150,000	2011
Total estimated cost over next 5 years		721,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 204-4	DEPTFORD PARK APTS.	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
PAINT APARTMENTS		5,000	2007
REPLACE CARPETING IN APARTMENTS		180,000	2007
REPLACE HVAC COMMUNITY ROOM		40,000	2008
CAP/BLACK-TOP & RESTRIPE PARKING LOT		100,000	2008
REPLACE ROOF		350,000	2009
REPLACE RESIDENTIAL KITCHENS		300,000	2010
PAINT ALL COMMON AREAS		150,000	2011
Total estimated cost over next 5 years		1,125,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	PHA WIDE	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A & E SERVICES		75,000	2007
ADMINISTRATION		35,000	2007
A & E SERVICES		75,000	2008
ADMINISTRATION		35,000	2008
A & E SERVICES		75,000	2009
ADMINISTRATION		35,000	2009
A & E SERVICES		75,000	2010
ADMINISTRATION		35,000	2010
A & E SERVICES		75,000	2011
ADMINISTRATION		35,000	2011
Total estimated cost over next 5 years		550,000	

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
NJ 204-1	62 SCATTERED SITE UNITS	SEE COMPLETED CFP ANNUAL STATEMENT TABLES	N/A	N/A	N/A	N/A	N/A	N/A
NJ 204-3	100 E/D UNITS	SEE COMPLETED CFP ANNUAL STATEMENT TABLES	N/A	N/A	**	N/A	N/A	N/A
NJ 204-4	100 E/D UNITS	SEE COMPLETED CFP ANNUAL STATEMENT TABLES	N/A	N/A	**	N/A	N/A	N/A

****Letters regarding designated housing and HUD approval are on display.**

HOUSING AUTHORITY OF GLOUCESTER COUNTY

REQUIRED ATTACHMENT TO 2007 ANNUAL PLAN COMPONENT 10 (B) VOLUNTARY CONVERSION INITIAL ASSESSMENTS

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

Only Project NJ 204-1, of HAGC's three Public Housing Projects, is subject to the Required Initial Assessment.

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

HAGC operates three Public Housing Projects. Two of the three Projects do not require an initial assessment based on an exemption. HAGC developments NJ 203-4 and NJ 204-4 are high-rise structures for the elderly and disabled. Each development has 100 one-bedroom units. They are not general occupancy developments and a conversion assessment is not required per 24 CFR 972.200(a)(4).

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

One assessment was conducted for the PHA's covered development, Project 204-1.

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

No developments are considered appropriate for conversion based on the Required Initial Assessment.

The conversion of NJ 204-1 to tenant based assistance would result in a reduction of the amount of affordable housing available in Gloucester County. Therefore, one of the three necessary conditions for a voluntary conversion is not met; i.e., 24 CFR 972.200 (c)(3).

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

N/A – HAGC has completed the required initial assessment for Project NJ 204-1.

HOUSING AUTHORITY OF GLOUCESTER COUNTY

REQUIRED ATTACHMENT TO THE 2007 ANNUAL PLAN

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

In accordance with the Quality Housing and Work Responsibility Act, Section 512, the Authority shall require each non-exempt, adult Public Housing resident to a) contribute a minimum of 8 hours of community service per month or b) participate in an economic self-sufficiency program for at least 8 hours per month. This requirement shall be implemented through a lease addendum.

The Authority shall notify all family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The Authority shall verify, annually, as applicable, the exempt status of Public Housing residents. The Authority will accept similar forms of 3rd party verification as used for income determination and admission purposes. Also, Public Housing residents may claim exemption during the year, between annual reexaminations, but only upon written notification to the Authority.

The Authority will refer, those adult Public Housing residents, who do not meet one of the criteria above for exemption, to the Gloucester County Volunteer Center. The Gloucester County Volunteer Center acts as a clearinghouse for residents within Gloucester County to offer their time or services to organizations in need of volunteers. It is the intention of the Authority that residents provide services to their own communities. The term "community" is intended to mean the smallest geographic area in which the Public Housing resident's dwelling unit is located.

The Authority encourages adult Public Housing residents to utilize the Volunteer Center to fulfill their obligation, as described above. Residents who choose not to utilize the Volunteer Center may fulfill their requirement by other means, but only upon the written approval of the Authority. The Authority will also accept participation in self-sufficiency activities to satisfy part or all of the resident's Community Service requirement. The Authority shall consider activities that are designed to encourage, train, or facilitate economic independence as valid activities to fulfill the requirement. The Authority will refer interested residents to the Gloucester County Board of Social Services to participate in an economic self-sufficiency activity. In no case will the Authority consider political activity to fulfill the Community Service requirement.

The Authority will monitor the appropriateness of the service and/or participation in an economic self-sufficiency activity and confirm the resident's participation through a letter of participation on official letterhead, signed by a duly authorized representative of the organization from where the service was performed, which indicates the number of hours fulfilled and a brief description of what was performed. In this manner, the organization is certifying the services that were provided by the adult Public Housing resident.

Letters or other appropriate documentation must be submitted to Authority no later than 30 days prior to the expiration of the lease term in order to determine if the resident has fulfilled the community service requirement, in accordance with the Quality Housing and Work Responsibility Act, Section 512. Such determinations shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

If it is determined that an adult Public Housing resident is not in compliance with the above requirement, the Authority shall notify the non-compliant resident and the head of household, in writing, of the following:

1. of such noncompliance;
2. that the determination is subject to administrative review through the Authority's grievance procedure; and
3. that the family's lease will not be renewed unless the noncompliant family members enter into an agreement to cure such noncompliance. The Authority may not renew or extend the family's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the family, unless the noncompliant family members enter into an agreement with the Authority, before the expiration of the lease term, which provides that the residents will cure any noncompliance and lease violations by participating in an economic self-sufficiency program or by contributing to community service as many additional hours as necessary to comply with the lease and the Act.

A Notice to Quit and Demand for Possession will be sent to residents who fail to complete their community service requirement or to enter into an agreement as described in #2 above. If a resident enters into an agreement and does not fulfill the requirements of the agreement within the next lease term, as specified in the agreement, a Notice to Quit and Demand for Possession will be sent at the end of the lease term. The Authority will not enter into a second agreement with residents who failed to comply with the first one. Continued noncompliance with the Community Service requirements will result in eviction of the entire family unless the noncompliant family member is no longer a part of the household (removed from the lease).

**HOUSING AUTHORITY OF GLOUCESTER COUNTY
REQUIRED ATTACHMENT TO THE
2007 ANNUAL PLAN
PET POLICY**

The Authority's Pet Policy provides for the ownership of pets defined as follows:

1. Domesticated dogs not exceeding 25 pounds in weight and meeting other requirements of the Policy.
2. Domesticated declawed cats not exceeding 13 pounds in weight and meeting other requirements of this Policy.
3. Fish in approved tank not exceeding 20 gallons of water.
4. Domesticated, caged, small birds in approved cage.
5. No other living creature shall be construed as a pet for the purposes of this policy.

Prior to placing a pet into residency in any Public Housing unit, tenant must file an application for a Pet Permit. A Pet Permit will be issued after all initial conditions of this Policy have been met (such as renter's insurance, municipal registration, proper inoculations, etc.) Applications will be processed on a first-come, first-served basis.

Prior to issuance of Pet Permit, applicant agrees to post a pet security deposit of \$100.00 for each cat or dog. Said security deposit will be applied to damages caused by the pet upon tenant vacating apartment together with assessment to tenant for any deficiency in the amount of the deposit as applied to specific damages. Any balance will be refunded to tenant after tenant moves or no longer owns the pet. Total pet security deposit may be paid over time. Initial amount of \$50 is due when pet is brought into unit. Subsequent monthly payments of \$10 must be made until \$100 requirement has been satisfied.

Tenants will be charged a separate waste removal penalty fee of \$5 per occurrence, for failure to comply with pet rule on waste removal. Additionally, for Project 204-1 only, a non-refundable monthly fee of \$5 will be charged to cover the operating costs relating to the presence of pets.

Upon petition by two (2) or more neighboring residents alleging complaint against the pet owner for non-compliance of Pet Policy, tenant agrees to a hearing on said infraction by the Executive Director, or his designee, and to abide by determination of said hearing including removal of pet within 72 hours if removal of pet is decision of the Executive Director, or his designee, at the hearing.

Damages caused by pet as determined by inspection shall be repaired/replaced by management at full repair/replacement cost at time of discovery of damage. Tenant will be billed for full repair cost at time of repair.

Upon determination by the Authority, the following conditions may be considered cause for revocation of a pet permit:

1. Pet has caused damage to apartment/house, common areas, personal property or persons.
2. Pet has bitten, scratched or caused injury to any person.
3. Pet makes animal sounds that are generally annoying to tenants, neighbors or Housing Authority management. For example: Barking dog or loud meowing cat.
4. Pet defecates or urinates in apartment/house, common areas or grounds.
5. Pet is found out of control of tenant: a) dog off leash; b) cat running loose; c) bird not caged.
6. Upon expiration of municipal animal license, unless renewed.
7. Upon expiration of inoculation unless current inoculation status is recertified.
8. Upon any determination by Director that pet is a danger and hazard to the health and safety of tenants, management, employees and/or guests of Housing Authority.

**HOUSING AUTHORITY OF GLOUCESTER COUNTY
REQUIRED ATTACHMENT TO THE 2007 ANNUAL PLAN**

RESIDENT ADVISORY BOARD MEMBERS

TENANT

PROGRAM(S)

Jane Thomas

Public Housing, 204-4 – Deptford Park Resident

Doloris Fitzgerald

Public Housing, 204-3 – Carino Park Resident

Zena Custis

S8 Housing Choice Voucher & Family Self Sufficiency

Lisa Clark

S8 Housing Choice Voucher

Dorothy Gallon

Public Housing, Project 204-1

Carolyn Slickmeyer

Public Housing, Project 204-1

William Carbone

Section 8 Housing Choice Voucher

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

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

CFPPER03

HA Name HOUSING AUTHORITY of GLOUCESTER COUNTY	Capital Fund Number NJ39 P204 501 03	FFY of Grant Approval 2003
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number 04	Effective Date 6/30/2006
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Final Performance and Evaluation Report, Year Ending 6/30/2006	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$70,000.00	\$51,900.00	\$51,900.00	\$51,900.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$363,939.00	\$361,505.64	\$361,505.64	\$361,505.64
11	1465 Dwelling Equipment--Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment		\$27,533.36	\$27,533.36	\$27,533.36
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495 Relocation Costs	\$7,000.00			
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$440,939.00	\$440,939.00	\$440,939.00	\$440,939.00
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		\$9,150.00	\$9,150.00	\$9,150.00
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) **Part II: Supporting Pages**

**U.S. Department of Housing
 and Urban Development**

NJ39 P204 501 03

Office of Public and Indian Housing

2003

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised Revision # 4	Obligated Funds	Expended Funds	
HA-Wide	Architectural Services, 2003	1430		70,000.00	21,900.00	21,900.00 <i>(Habitech Architects)</i>	21,900.00	Completed Final Phase
HA-Wide	Architectural Services, 2004	1430		0.00	30,000.00	30,000.00 <i>(Habitech Architects)</i>	30,000.00	Completed Phase 1
HA-Wide	Non-Dwelling Equipment- Network Computers	1475		0.00	18,383.36	18,383.36 <i>(Various Vendors)</i>	18,383.36	Completed
204-1 Scattered Sites	Misc. Modernization/Renovations of Scattered-Site Dwellings	1460	7	363,939.00	348,540.00	348,540.00 <i>(Beaudoin & Papagno)</i>	348,540.00	Contract Completed
204-1 Scattered Sites	Misc. Modernization/Renovations	1460	5	0.00	12,965.64	12,965.64 <i>(C & V Construction)</i>	12,965.64	Completed
204-3 Carino Park Apartments	Entry System	1475		0.00	9,150.00	9,150.00 <i>(AB Campbell Lock & Safe)</i>	9,150.00	Completed
Relocation	Temporary Relocation of Tenants	1495	7	7,000.00	0.00	0.00	0.00	Removed
Contingency	Construction Contingency	1502		0.00	0.00	0.00	0.00	Removed
TOTALS				440,939.00	440,939.00	440,939.00	440,939.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Part III: Implementation Schedule

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	
HA-Wide	6/2005		6/2005	6/2007		6/2006	
204-1 Scattered Sites	6/2005		6/2005	6/2007		6/2005	
204-3 Carino Park Apartments		6/2005	6/2005		6/2006	6/2005	Updated
204-4 Deptford Park Apartments		6/2005	6/2005		6/2006	6/2005	Updated

Signature of Executive Director _____ Date _____

Signature of Public Housing Director _____ Date _____

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

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

CFPPER04

HA Name **HOUSING AUTHORITY of GLOUCESTER COUNTY** Capital Fund Number **NJ39P20450104** FFY of Grant Approval **2004**

Original Annual Statement Reserve for Disasters/Emergencies **Revised Annual Statement/Revision Number** **02** Effective Date **6/30/2006**
 Performance and Evaluation Report for Program Year Ending 6/30/2006 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 (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration	\$33,657.00	\$35,605.00	\$35,605.00	\$35,605.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$57,000.00	\$39,000.00	\$39,000.00	\$31,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$420,000.00	\$341,252.00	\$333,000.00	\$214,250.00
11	1465 Dwelling Equipment--Non-expendable				
12	1470 Non-dwelling Structures		\$94,800.00	\$94,800.00	\$85,419.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$510,657.00	\$510,657.00	\$502,405.00	\$366,774.00
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				

Signature of Executive Director _____ Date _____

Signature of Public Housing Director _____ Date _____

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

**U.S. Department of Housing
 and Urban Development**

NJ39P20450104

Office of Public and Indian Housing

2004

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised # 2	Obligated Funds	Expended Funds	
HA-Wide	Modernization Coordinator Salary	1410		30,697.00	32,830.00	32,830.00	32,830.00	Complete
HA-Wide	Modernization Coordinator Benefits	1410		2,960.00	2,775.00	2,775.00	2,775.00	Complete
HA-Wide	Architectural Services, 2004 Contracts	1430		57,000.00	24,000.00	24,000.00	16,500.00	Ongoing
HA-Wide	Architectural Services, 2005 Planning	1430		0.00	15,000.00	15,000.00	15,000.00	Complete
						<i>(Habitech Architects)</i>		
						<i>(Habitech Architects)</i>		
204-1 Scattered Sites	Misc. Modernization/Renovations of 4 Scattered-Site Dwellings	1460	4	130,000.00	166,152.00	157,900.00	74,160.00	Ongoing
						<i>(Statewide Fire Restoration)</i>		
204-1 Scattered Sites	Installation of Sheds	1470	45	0.00	94,800.00	94,800.00	85,419.00	Ongoing
						<i>(Statewide Fire Restoration)</i>		
204-3 Carino Park Apartments	New Lighting and Doors	1460	Thru-out	20,000.00	30,000.00	30,000.00	8,190.00	Ongoing
						<i>(Statewide Fire Restoration)</i>		
204-4 Deptford Park Apartments	Ceiling Grids, Fire Tower Doors	1460	Thru-out	270,000.00	13,200.00	13,200.00	0.00	Ongoing
						<i>(Statewide Fire Restoration)</i>		
	New Windows	1460	Thru-out	0.00	131,900.00	131,900.00	131,900.00	Completed
						<i>(Ist Westco Corp.)</i>		
	TOTALS			510,657.00	510,657.00	502,405.00	366,774.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Part III: Implementation Schedule

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	
HA-Wide	6/2006			6/2008			
204-1 Scattered Sites	6/2006			6/2008			
204-3 Carino Park Apartments	6/2006			6/2008			
204-4 Deptford Park Apartments	6/2006			6/2008			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

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

CFPPER05

HA Name **HOUSING AUTHORITY of GLOUCESTER COUNTY** Capital Fund Number **NJ39P20450105** FFY of Grant Approval **2005**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number **01** Effective Date **6/30/2006**
 Performance and Evaluation Report for Program Year Ending 6/30/2006 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 (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration		\$18,500.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$70,000.00	\$75,920.00	\$75,920.00	\$30,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$417,547.00	\$387,700.00	\$297,700.00	\$72,615.60
11	1465 Dwelling Equipment--Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495 Relocation Costs	\$2,000.00	\$7,427.00		
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$489,547.00	\$489,547.00	\$373,620.00	\$102,615.60
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				

Signature of Executive Director _____ Date _____

Signature of Public Housing Director _____ Date _____

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

U.S. Department of Housing
 and Urban Development

NJ39P20450105

Office of Public and Indian Housing

2005

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised # 1	Obligated Funds	Expended Funds	
HA-Wide	Modernization Coordinator Salary	1410		0.00	17,000.00	0.00	0.00	Ongoing
HA-Wide	Modernization Coordinator Benefits	1410		0.00	1,500.00	0.00	0.00	Ongoing
HA-Wide	Architectural Services, 2004 Contracts	1430		70,000.00	58,000.00	58,000.00	30,000.00	Ongoing
HA-Wide	A & E - Energy Audit	1430		0.00	17,920.00	17,920.00	0.00	Ongoing
						<i>(Habitech Architects)</i>		
						<i>(GDS Associates)</i>		
204-1 Scattered Sites	Misc. Modernization/Renovations of 6 Scattered-Site Dwellings	1460	5	302,547.00	239,000.00	239,000.00	71,040.60	Contract Awarded Work Proceeding
						<i>(Beaudoin & Papagno Co.)</i>		
204-3 Carino Park Apartments	Renovations - Porticol Entry	1460	Thru-out	25,000.00	58,700.00	58,700.00	1,575.00	Contract Awarded Work Proceeding
						<i>(Beaudoin & Papagno Co.)</i>		
204-4 Deptford Park Apartments	Renovations - Replace Roof	1460	Thru-out	90,000.00	90,000.00	0.00	0.00	Planning
Relocation	Relocation Costs	1495	6	2,000.00	7,427.00	0.00	0.00	Planning
TOTALS				489,547.00	489,547.00	373,620.00	102,615.60	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Part III: Implementation Schedule

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	
HA-Wide	6/2006	12/2006		6/2008			
204-1 Scattered Sites	6/2006			6/2008			
204-3 Carino Park Apartments	6/2006			6/2008			
204-4 Deptford Park Apartments	6/2006	12/2006		6/2008			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Gloucester County

Program/Activity Receiving Federal Grant Funding

Public Housing/Section 8

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Please see attached list.

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
William W. Bain, Jr.

Title
Chairman

Signature

Date

9/27/2006

X

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Gloucester County

Program/Activity Receiving Federal Grant Funding

Public Housing/Section 8

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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Please see attached list.

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
William W. Bain, Jr.

Title
Chairman

Signature

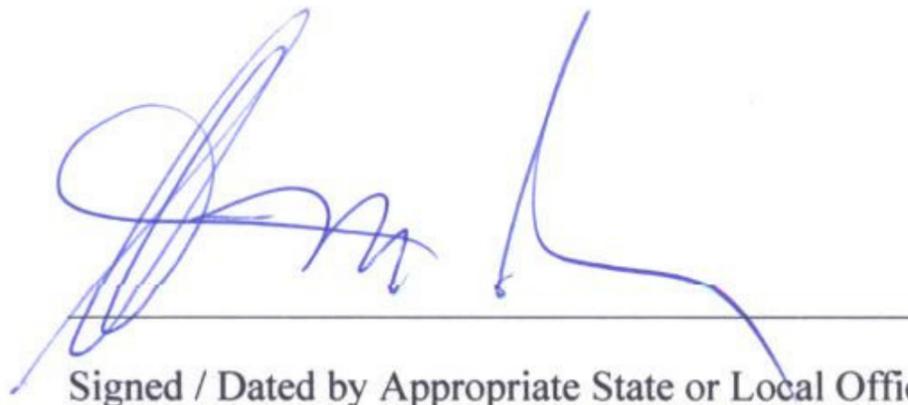
Date

9/27/2006

X

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

I, Stephen Sweeney the Director, Board of Chosen Freeholders certify
that the Five Year and Annual PHA Plan of the HA of Gloucester County is
consistent with the Consolidated Plan of Gloucester County, NJ prepared
pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

RESOLUTION NO. 06-63

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the x standard Annual, standard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 1/01/07, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 125.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

The Housing Authority of Gloucester County

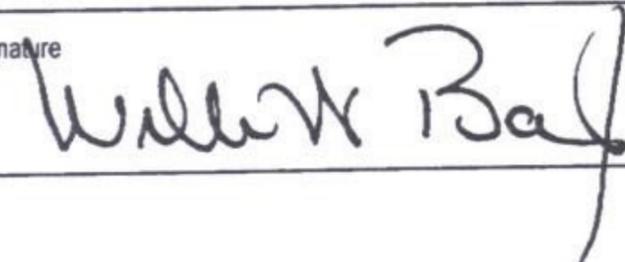
NJ 204

PHA Name

PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 2007
- Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__
- Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official William W Bain Jr	Title Chairman
Signature X 	Date 9/27/06

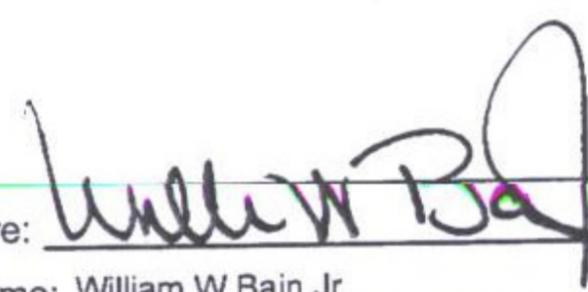
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> <div style="text-align: center; font-size: 2em; font-family: cursive;">  </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: <u>William W Bain Jr</u> Title: <u>Chairman</u> Telephone No.: <u>856-845-4959 ext 218</u> Date: <u>9/27/06</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Housing Authority of Gloucester County
 N/A- No Lobbying Activity









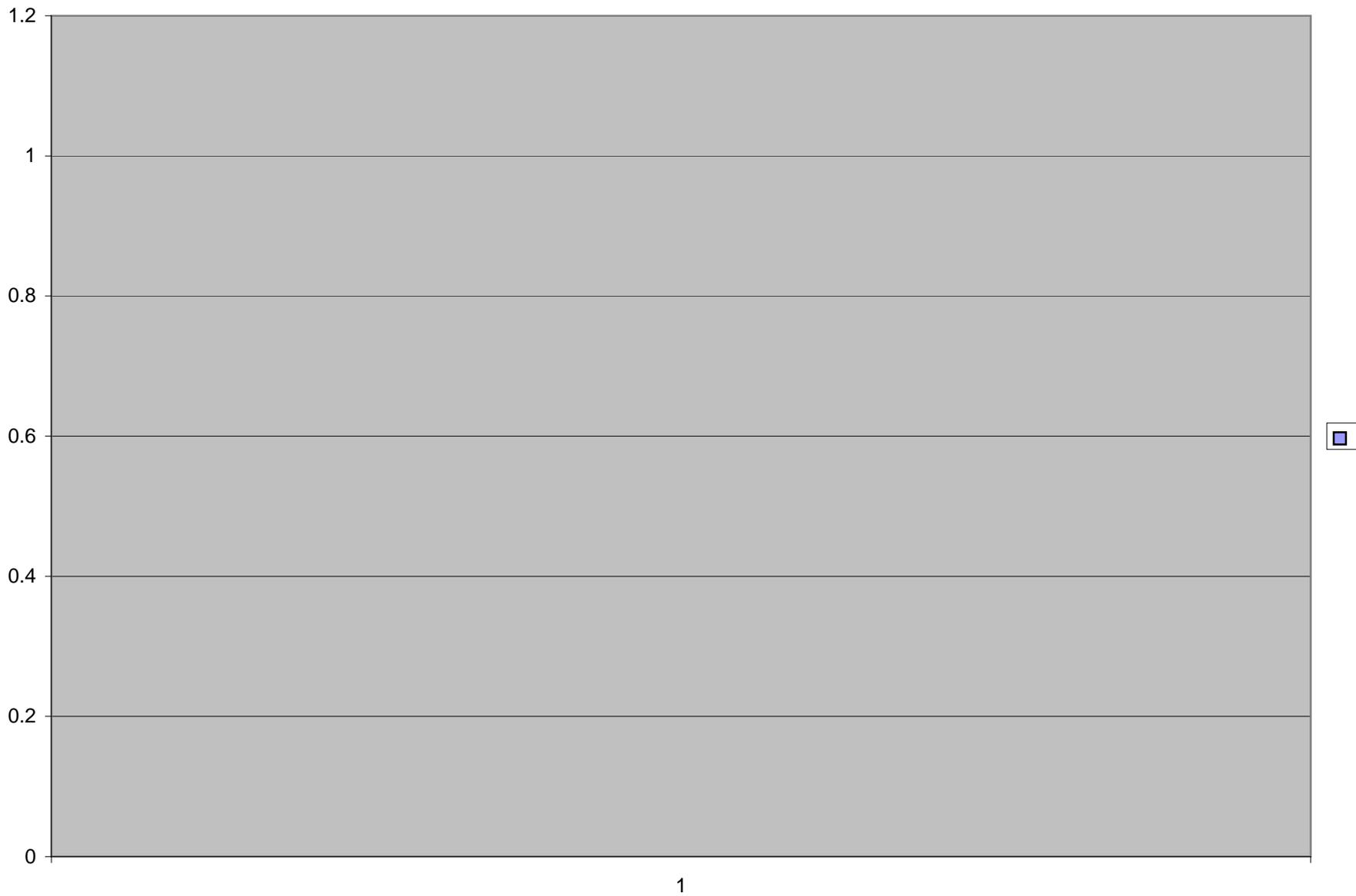


























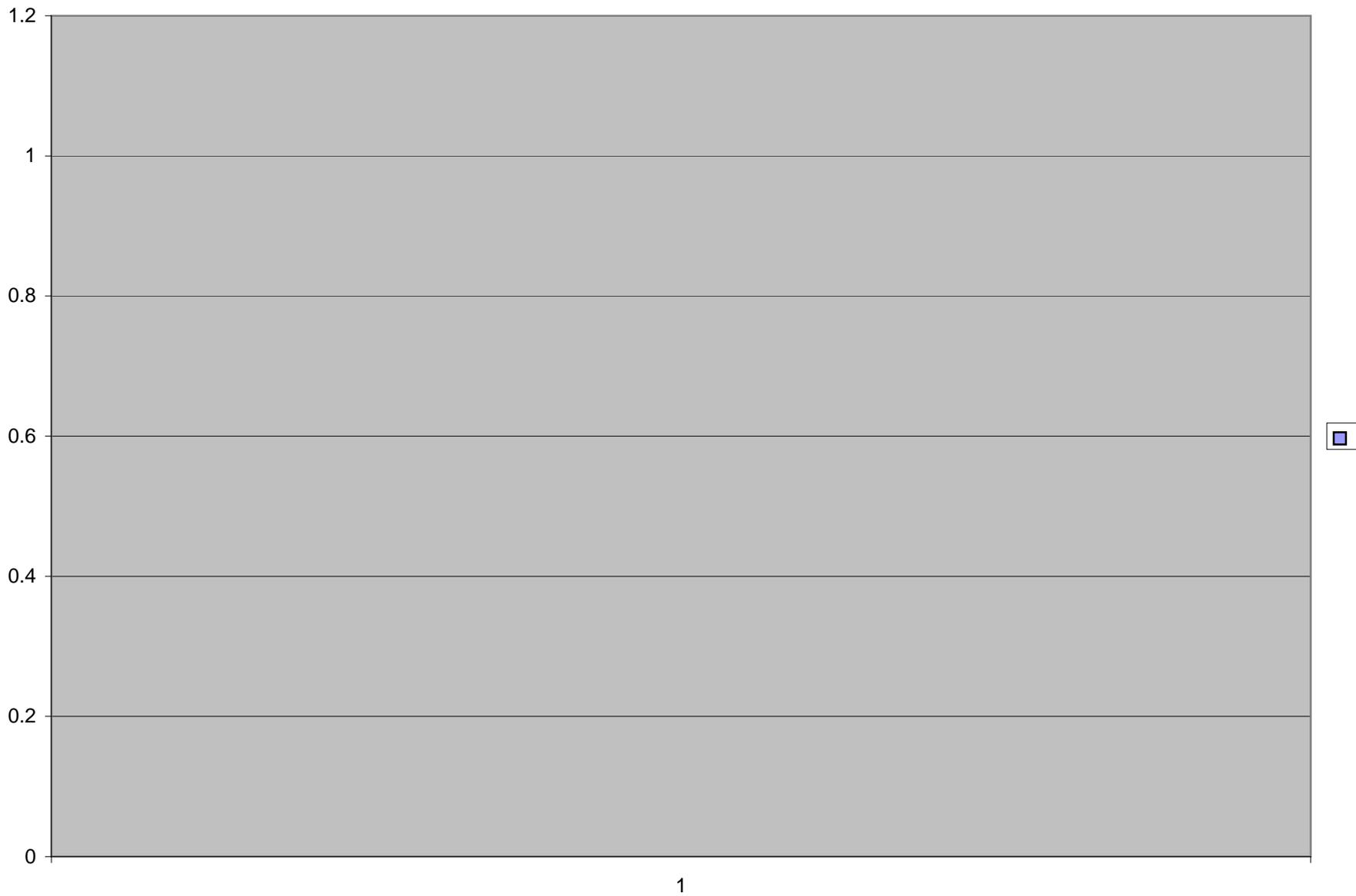




















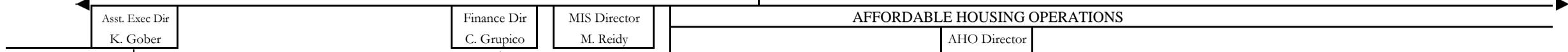
BOARD OF COMMISSIONERS

HR Admin
G. Maddox

Executive Director
Samuel V. Hudman

Admin Asst
E. Giusti

Admin Aide
S. Ditzio



Asst. Exec Dir
K. Gober

Finance Dir
C. Grupico

MIS Director
M. Reidy

AFFORDABLE HOUSING OPERATIONS

AHO Director
W Fisher

TPC Manager
Vacant

Property Manager
Vacant

Occ Spec
E. McGowan

Cong Coord
S. Bennis

Intake Sup'v
E. Fowlkes

S8 Supervisor
R. Brandon

FSS Coord
H. Faulkner

Purchase Tech
E. Malinak

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Sec Guard CP P. Drake	Res Supt. W. Flinn	Res Supt D. Chrzanowski	Res Supt B. Lacy	Supervisor Vacant	Supt E. Mortimer

Res Rel Coord
M. Ottinger

Cook
M. Goodman

Data Entry Op
S. Martin

TI/I Lev 3
K. Smith

HO Coord
D. Carter

Paym Acct Ck
B. Wells

Sec Guard CP
B. Niemi

Asst Supt.
Vacant

Maint Rep Tr
Vacant

Bl Maint Wrk
J. Nebel

Maint Rep
A. Olsen

BMW
P. Kane

TI/I Level 2
D. McGaha

Clerk/AHO
M McMullen

Aide
J. Scheffler

Ten Int/Inv Tr
T. McEneaney

TI/I Tr
S. Little

Rec Acct Clerk
C. McCormick

Sec Guard CP
J. Zieger

Maint Rep Tr
D. Corliss

Bl Maint Wrk
J. Traenkner

Maint Rep
C. Hughes

TI/I Tr
Vacant

TI/I Lev 3
B. Hampton

Pr Mgmt Asst
Vacant

Aide
T. Donahue

TI/I Lev 1
Vacant

TI/I Lev 3
Vacant

Accountant P/T
J. Kelly

Sec Guard P/T
V. Browne

Maint Repairer
Vacant

Bl Maint Wrk
I. Friend

Painter
W Richardson

Pr Mgmt Asst
Vacant

Mod Coord
G. Bradford

Aide
T. Donahue

Leasing Spec.
J. Stowe

TI/I Lev 2
Vacant

Sec Guard P/T
M. Rumaker

Bldg Maint Wk
H. Kellemills

Bl Maint Wrk
Vacant

BMW PT/Seas
Vacant

Mod Coord
G. Bradford

Mod Coord
G. Bradford

Aide
L. Henry

TI/I Spec Pop
Vacant

TI/I Lev 2
R. Hartmann

Bldg Maint Wk
M. Cox

Aide
M. Dodson

TI/I Lev 2
L. Rhine

Rental Integ Sp
J. Freer

Bldg Maint Wk
W. Whitehead

Aide
J. Morelli

Rec Clerk Typ
Vacant

Pay/Ins Coord
L. Mason

BMW P/T Seas
Vacant

Aide
Vacant

Rec Clerk Typ
M. Cutrufello

Hsg Insp
S MacLennan

Aide/Crafts
Vacant

TI/I Lev 2
P. Roberts

Sr Hsg Insp
Vacant

TI/I Aide
Vacant