

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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

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

Streamlined Annual PHA Plan

for Fiscal Year: 2008

PHA Name: Woodbridge Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Woodbridge Housing Authority

PHA Number: NJ033

PHA Fiscal Year Beginning: (10/2008)

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 564

Number of S8 units: 405

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

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

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

PHA Plan Contact Information:

Name: Larry Stecker

Phone: 732-634-2750

TDD:

Email (if available): LSS_lehigh@yahoo.com

Public Access to Information

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

PHA's main administrative office

PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library PHA website Other (list below)

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

Main business office of the PHA

PHA development management offices

Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
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)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

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

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

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:
PHA is considering Energy Performance Contracting for improvements to energy efficiencies (reduced energy consumption to repay the cost of installing energy conservation measures) at Woodbridge Garden Apartments as well as Adams/Finn, Stern/Olsen and Cooper/Greiner Towers Senior Projects.

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description: To assist residents in becoming homeowners, the WHA offers a Homeownership Program for families receiving a Housing Choice Voucher and enrolled in the Family Self-Sufficiency Program. The program allows residents to utilize their voucher and their FSS program savings to obtain and finance a new home.

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? Ten (10)

b. PHA-established eligibility criteria

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

The Family must:

Have been receiving rental assistance through the WHA for a minimum of one year.

Be a Section 8 recipient in good standing; i.e., the family has not violated any Section 8 program requirements.

The family must supply all required information and documentation to the WHA as specified by the Section 8 program; annual recertification of income required.

The composition of the family must be approved by the WHA; must be notified of any births or adoptions; the WHA must grant prior approval for additions of any adult members to the household.

The family must supply any requested information or certification requested by the WHA to verify that the family is living in the unit, or relating to any family absence from the unit.

Attend homeownership counseling prior to purchase and post-purchase as prescribed by WHA; the family will be required to attend post-purchase counseling sessions quarterly for at least the first three years (the WHA may deem that additional counseling sessions are necessary).

Secure the family's own financing through a WHA approved lender.

Be able to make monthly payment of the family's portion of the mortgage.

Follow the payment schedule and format as prescribed by the lender.

Sign a release form allowing the WHA to exchange information on the borrower with the originating lender, realtor and attorneys for both the seller and buyer regarding the real estate transaction.

Find and close on a home within 120 days unless waived by the WHA.

Report on progress in locating a unit at such intervals and times as determined by the WHA.

The Executive Director, along with the homebuyer will determine based on inspection report, if any repairs must be effected prior to closing.

Agree to maintain the condition of the home to comply with minimum HUD Housing Quality Standards (HQS) and further agree to allow annual HQS inspections.

Allowances in the amount of \$100.00 each, one for monthly maintenance and one for major repairs and replacements, will be afforded to each homeowner via the Section 8 calculation determining the tenant payment portion towards the mortgage payment and agree to establish and maintain a home improvement and maintenance escrow account in correlation with said allowances. The participant must sign documentation acknowledging that their portion of the mortgage payment will be reduced by \$200.00 after calculating 30% of the tenant income. Since 30% of income is the prescribed HUD portion to be paid towards housing costs, the participant must acknowledge that this \$200.00 shall be part of the monthly housing costs and will agree to make a deposit into the escrow account of no less than \$200.00 each month. These funds shall not be drawn

out without approval from the WHA and shall be utilized for maintenance and improvements to the home.

Participant will formally acknowledge that termination of assistance may apply for failure to comply as stated in the HUD Section 8 rental assistance regulations and the WHA Section 8 rental assistance and homeownership administrative plans.

Participant will formally acknowledge that the family becomes obligated for the whole mortgage payment after receiving fifteen (15) years of assistance on any mortgage with a life of 20 years or more.

Participant will also acknowledge that the family may become obligated for the whole mortgage payment sooner than fifteen (15) years should 30% of their adjusted income match the amount of the mortgage payment.

The family may not sell the home or refinance the debt on the home without prior approval from the WHA.

The family agrees to notify the WHA before moving out of the home.

The family agrees to notify the WHA within ten (10) days if the family defaults on a mortgage securing any debt incurred to purchase the home.

At no time while the family receives homeownership assistance from the WHA may any family member have any ownership interest in any other residential property.

- c. What actions will the PHA undertake to implement the program this year (list)?
See 1. 2. and 2b. above.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):
WHA staff member has been certified as a Homeowner Educator & Counselor.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) Township of Woodbridge, New Jersey
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

WHA has amended our Annual Plan to include the definition of a “Substantial Deviation or Significant Amendment or Modification to the Annual Plan” pursuant to 24 CFR subsection 903.21(a). WHA has complied with 24 CFR subsection 903.17 which delineates the process for obtaining public comment on the plan. The criteria for such modification shall include the following:

 - ✓ Changes to the Public Housing Admissions and Continued Occupancy Policy (ACOP) organization of the waiting list other than those already identified in the current revised version of the ACOP.
 - ✓ A family member may not be listed on more than one application for the same housing type program.
 - ✓ Persons must be 62 or over, or 50-61 (near elderly) and permanently disabled in order to apply for housing in our Senior Buildings. If they are 18 or older and confined to a wheel chair, they may also apply for one of the 9 handicap accessible units that we have.

- ✓ Senior/Disabled applicants may select whether they want their name added to our efficiency or 1-bedroom waiting list.
- ✓ Lottery system will be used to choose names to be added to our family waiting list.
- ✓ A unit may be leased to a law enforcement officer if necessary.
- ✓ Changes to the Section 8 Administrative Plan or organization of the Section 8 waiting list other than those already identified in the current revised version that would substantially affect the quality of life of the Section 8 participants such as a suspension or termination of assistance in the event of insufficient funding.
- ✓ Additions of a non-emergency Capital Fund work item in excess of twenty (20%) percent of that budget year.
 - Any changes with regard to demolition, disposition, designation, homeownership program or conversion activities not currently identified in the plan or otherwise approved by HUD.
 - Changes under the above definitions, required as the result of regulatory requirements will not be considered significant amendments or modifications.
 - Changes under the above definitions which are funded by any source other than federal funds will not require amendment or modification to the agency plan.

Substantial deviations or significant amendments or modifications are further defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
√	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	√
√	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	√
√	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	√
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
√	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
√	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
√	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
√	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
√	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
√	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
√	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
√	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
√	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
√	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
√	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
√	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
√	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
√	Policies governing any Section 8 Homeownership program (Section IX of the Section 8 Administrative Plan)	Annual Plan: Homeownership
√	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
√	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
√	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
√	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
√	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

**PHA Plan
Table Library**

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

Annual Statement

SEE ATTACHMENTS nj033a01 and nj033b01

8. Capital Fund Program Five-Year Action Plan

SEE ATTACHMENTS nj033a01 and nj033b01

Other Information Required by HUD:

Capital Fund Program P and E reports as of March 31, 2008 are attached: Attachment nj033c01 for CFP 2007, nj033d01 for CFP2006, and nj033e01 for CFP2005.

WHA will NOT evict any tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. Also, in support of HUD PIH 2006-23, Violence Against Women Act brochures are distributed at the time of lease-up.

Attachment no.1

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

Resident Comments::

1.The following Capital expenditures are supported by the residents, these items are included in Capital Fund Program: Annual and Five Year Capital Plans

- A. Resident supported individual Boilers for Family Housing with individual Utilities.
- B. Resident requested Closet Doors Replacement for Finn Towers.
- C. Resident supported Debt Service for CFFP funding.

2. PHA has added Elderly and Disabled service coordinators to provide needed services. The cost of these positions will be funded by OFND CYE 12/30/08.

3. PHA is considering engaging in an Energy Performance Contracting Program, funded by guaranteed OFND savings generated via ESCO Energy Plan.

RASS FOLLOW UP PLAN

To improve communications with the residents, two new positions are created. Their role will be to work with residents of WHA and respective resident councils and improve overall communications. Also WHA published news letter will have a designated resident volunteer reporter for each development. WHA will monitor progress in the resident communications.

List of Resident Advisory Board Members:

NJ033-01: Daniel Brandon, Diane Kane

NJ033-02: Edward Gadowski

NJ033-3F: Karen Kulic, Marie Woods

NJ033-3I: Dhillon Harden, Vickie Roberts

NJ033-4: Janice Pollard

NJ033-5: Frieda Link, Agnes Woodruff

NJ033-7: Madhusudan Butala, Claire Moore, Ann Gevaza

8. Capital Fund Program Five-Year Action Plan

List of Resident Advisory Board Members (cont.):

Section 8: Jackie Blondet, Laura Hagerman, Ann Morgan

SEE ATTACHMENTS nj033a01 and nj033b01

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: NJ39P03350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/01/2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	55,000			
2	1406 Operations	54,627			
3	1408 Management Improvements	8,000			
4	1410 Administration	90,018			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	79,000			
10	1460 Dwelling Structures	354,374.34			
11	1465.1 Dwelling Equipment—Nonexpendable	25,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	304,087.66			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	950,107			
22	Amount of line 21 Related to LBP Activities				

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

PHA Name: Housing Authority of the Township of Woodbridge	Grant Type and Number Capital Fund Program Grant No: NJ39P03350108 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/01/2008
---	---	------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	50,000	50,000		
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	50,000	50,000		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: NJ39P03350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/01/2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ033-1 WGA	Site work: Sidewalks, pads, landscaping, gas and water distribution systems	1450	15%	70,000				
	Dwelling Structure: Interior rehab, facade, Heating system renovations, re-roofing	1460	10 Apts.	254,374.34				
	Dwelling Equipment: Refrig. & Stoves	1465	15 Apts	10,000				
NJ033-2 Stern	Dwelling Structure: Int. Rehab	1460	15 Apts.	10,000				
	Dwelling Equipment: Refrig. & Stoves	1465	12 Apts	5,000				
NJ033-3F Olsen	Dwelling Structure: Int. Rehab	1460	15 Apts	15,000				
	Site work: Sidewalks, pads, parking lot	1450	10%	3,000				
NJ033-3I Cooper	Dwelling Structure: Int. Rehab	1460	15 Apts	20,000				
	Site work: Sidewalks, pads, paving	1450	10%	3,000				
NJ033-4 Adams	Dwelling structure: Int. Rehab	1460	15 Apts.	10,000				
	Site work: Sidewalks, pads, paving	1450	10%	3,000				
NJ033-5 Finn	Dwelling Structure: Int. Rehab	1460	15 Apts.	20,000				
	Dwelling Equipment: Refrig. & Stoves	1465	12 Apts.	5,000				
NJ033-7 Greiner	Dwelling structure: Int. Rehab	1460	15 Apts	25,000				
	Dwelling Equipment: Refrig. & Stoves	1465	12 Apts.	5,000				
NJ033 HA Wide	Non dwelling equipment: Furniture	1475	10 Apts	5,000				
	Operations	1406	100%	54,627				
	Staff training	1408	10%	3,000				
	Resident Initiative	1408	5 Res.	3,000				
	Software support	1408	20 Hrs.	2,000				
	Administration	1410	100%	90,018				
	A/E Fees	1430	100%	30,000				

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

PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: NJ39P03350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/01/2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Debt Service	1501	100%	304,087.66				
Total				950,107				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program No: NJ39P03350108 Replacement Housing Factor No:			Federal FY of Grant: 10/01/2008		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ033-1 WGA	06/30/2010			09/30/2012			
NJ033-2 Stern	06/30/2010			09/30/2012			
NJ033-3F Olsen	06/30/2010			09/30/2012			
NJ033-3I Cooper	06/30/2010			09/30/2012			
NJ033-4 Adams	06/30/2010			09/30/2012			
NJ033-5 Finn	06/30/2010			09/30/2012			
NJ033-7 Greiner	06/30/2010			09/30/2012			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the Township of Woodbridge		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 10/01/2008			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: NJ39P03350109: PHA FY: 2009	Work Statement for Year 3 FFY Grant: NJ39P03350110 PHA FY: 2010	Work Statement for Year 4 FFY Grant: NJ39P03350111 PHA FY: 2011	Work Statement for Year 5 FFY Grant: NJ39P03350112 PHA FY: 2012
	Annual Statement				
NJ033-1 WGA		361,701	350,427	364,983	355,980
NJ033-2 Stern		15,000	22,000	15,000	20,000
NJ033-3F Olsen		20,000	18,000	20,000	19,000
NJ033-3I Cooper		15,000	18,000	15,000	19,000
NJ033-4 Adams		20,000	15,000	20,000	19,000
NJ033-5 Finn		10,000	15,000	10,000	12,000
NJ033-7 Greiner		10,000	15,000	10,000	7,000
NJ033 HA wide		100,000	100,000	100,000	100,000
Administration		90,018	90,018	90,018	90,018
Debt Service		308,388	306,662	305,106	308,109
CFP Funds Listed for 5-year planning		950,107	950,107	950,107	950,107
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2009-2010 FFY Grant:2009 PHA FY:2009			Activities for Year: 2010-2011 FFY Grant:2010 PHA FY:2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	WGA NJ033-1	Sitework	102,779	WGA NJ033-1	Sitework	110,280
Annual		Interior Renovation	118,064		Interior Renovation	88,414
Statement		Exterior Renovation	114,544		Exterior Renovation	133,235
		Dwelling Equipment	26,314		Dwelling Equipment	18,498
		Sub Total	361,701		Sub Total	350,427
	Stern NJ033-2	Sitework	3,811	Stern NJ033-2	Sitework	4,503
		Interior Renovations	11,189		Interior Renovations	17,497
		Sub Total	15,000		Sub Total	22,000
	Olsen NJ033-3F	Sitework	5,082	Olsen NJ033-3F	Sitework	6,868
		Interior Renovations	14,918		Interior Renovations	11,132
		Sub Total	20,000		Sub Total	18,000
	Cooper NJ033-3I	Sitework	3,039	Cooper NJ033-3I	Sitework	6,868
		Interior Renovations	11,961		Interior Renovations	11,132
		Sub Total	15,000		Sub Total	18,000
	Adams NJ 033-4	Interior Renovations	20,000	Adams NJ033-4	Interior Renovations	15,000
	Finn NJ033-5	Interior Renovations	10,000	Finn NJ033-5	Interior Renovations	15,000
	Greiner NJ033-7	Interior Renovations	10,000	Greiner NJ033-7	Interior Renovations	15,000
	HA Wide NJ033	Training/AE fees	33,334	HA Wide NJ033	Training/AE fees	33,334
		Operations	66,666		Operations	66,666
		Administration	90,018		Administration	90,018
		Debt Service	308,388		Debt Service	306,662
		Sub Total	498,406		Sub Total	496,680
	Total CFP Estimated Cost		\$950,107			\$950,107

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : 2011-2012 FFY Grant:2011 PHA FY:2011			Activities for Year: 2012-2013 FFY Grant:2012 PHA FY:2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
WGA NJ033-1	Sitework	116,049	WGA NJ033-1	Sitework	114,159
	Interior Renovation	109,559		Interior Renovation	106,428
	Exterior Renovation	125,294		Exterior Renovation	121,714
	Dwelling Equipment	14,081		Dwelling Equipment	13,679
	Sub Total	364,983		Sub Total	355,980
Stern NJ033-2	Sitework	3,611	Stern NJ033-2	Sitework	4,865
	Interior Renovations	11,389		Interior Renovations	15,135
	Sub Total	15,000		Sub Total	20,000
Olsen NJ033-3F	Sitework	6,630	Olsen NJ033-3F	Sitework	6,909
	Interior Renovations	13,370		Interior Renovations	12,091
	Sub Total	20,000		Sub Total	19,000
Cooper NJ033-3I	Sitework	5,473	Cooper NJ033-3I	Sitework	6,932
	Interior Renovations	9,527		Interior Renovations	12,068
	Sub Total	15,000		Sub Total	19,000
Adams NJ 033-4	Sitework	5,517	Adams NJ 033-4	Sitework	5,366
	Interior Renovations	14,483		Interior Renovations	13,634
	Sub Total	20,000		Sub Total	19,000
Finn NJ033-5	Interior Renovations	10,000	Finn NJ033-5	Interior Renovations	12,000
Greiner NJ033-7	Interior Renovations	10,000	Greiner NJ033-7	Interior Renovations	7,000
HA Wide NJ033	Resident Initiative / Training/AE Fees	33,334	HA Wide NJ033	Resident Initiative / Training/AE Fees	33,334
	Operations	66,666		Operations	66,666
	Administration	90,018		Administration	90,018
	Debt Service	305,106		Debt Service	308,109
	Sub Total	495,124		Sub Total	498,127
Total CFP Estimated Cost		\$950,107			\$950,107

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: CFFP Replacement Housing Factor Grant No:			Federal FY of Grant: Leveraged Funds
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	398,768.07		327,091	254,466
8	1440 Site Acquisition				
9	1450 Site Improvement	114,075		3,535.00	
10	1460 Dwelling Structures	3,266,556.93		782,787.17	118,871.13
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,779,400		1,113,413.17	373,337.13

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

PHA Name: Housing Authority of the Township of Woodbridge	Grant Type and Number Capital Fund Program Grant No: CFFP Replacement Housing Factor Grant No:	Federal FY of Grant: Leveraged Funds
---	--	---

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/08 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	50,000	50,000		
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	50,000	50,000		

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

PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: CFFP Replacement Housing Factor Grant No:				Federal FY of Grant: Leveraged Funds		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ033-1 WGA	Site work: Sidewalks, steps upgrades	1450	18 Bldgs.	60,000		3,535.00		
	Outside Sewage Clean-outs	1450	17 Bldgs.	11,050				
	Heating System Upgrade	1460	124 Apts.	2,027,000				
	Finish Rehab. Bldg. 11: Electrical	1460	8 Apts.	39,422.17		39,422.17	39,422.17	Complete
	Finish Rehab. Bldg. 11: Plumbing	1460	8 Apts.	20,200.00		20,200.00	20,200.00	Complete
	Finish Rehab. Bldg. 11: Flooring&Walls	1460	8 Apts.	24,684.76		24,684.76	24,684.76	Complete
	Roof Repairs	1460	75 Apts.	58,000				
	Window Replacements	1460	135 Apts.	400,000		263,291.60	18,814.20	
NJ033-2 Stern	Site work: Underground Tanks removal	1450	2 Tanks	9,150				
	Replace 550-gal tank with 275 AST	1450	1 New Tank	1,750				
	Elevator upgrades: Bells & Lighting	1460	2 Elev.	5,000				
NJ033-3F Olsen	Site work: Sewage back-up overflow	1450	1 Bldg.	6,500				
	550-gal. UST removal	1450	1 Tank	1,300				
	Replace 550-gal tank with 275 AST	1450	1 New Tank	1,750				
	Handicap entrance ramp	1450	1 Bldg.	1,195				
	Elevator upgrades: Bells & Lighting	1460	2 Elev.	5,000				
	New Drop Ceiling, 1 st floor	1460	1 Bldg.	5,000				
NJ033-3I Cooper	Site work: sewage back-up overflow	1450	1 Bldg.	6,500				
	Re-roof	1460	1 Bldg.	146,500.00		146,500.00		

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

PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: CFFP Replacement Housing Factor Grant No:				Federal FY of Grant: Leveraged Funds		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ033-4 Adams	Site work: Abandoned Tank removal	1450	1 Tank	1,300				
	Repair Fire Suppression System Pump	1460	1 Pump	1,500				
NJ033-5 Finn	Dwelling Structure: folding closet doors	1460	70 Apts.	175,000		29,688.64		
	Elevator Upgrades: Controllers, motors	1460	2 Elev.	50,000		25,750.00	15,750.00	Sch. 4/30/08
	Repair roof leaks	1460	1 Bldg.	26,000				
	550-gal. Underground Tank removal	1450	1 Tank	1,300				
	Replace 550-gal tank with 275 AST	1450	1 New Tank	1,750				
	Replace main bldg. Sewage to City Line	1450	1 Bldg.	7,480				
NJ033-7 Greiner	Re-roof	1460	1 Bldg.	233,250.00		233,250.00		
	Elevator Upgrades: Controllers, motors	1460	2 Elev.	50,000				
	550-gal. Underground Tank removal	1450	1 Tank	1,300				
	Replace 550-gal tank with 275 AST	1450	1 New Tank	1,750				
NJ033 HA Wide	Fees & Costs	1430	100%	189,177.07		117,500.00	44,875.00	
	Cost of Issuance	1430	100%	209,591		209,591.00	209,591.00	Complete
	Total			3,779,400		1,113,413.17	373,337.13	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: NJ39P03350107 Replacement Housing Factor Grant No:		Federal FY of Grant: 10/01/2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	44,250			
2	1406 Operations	54,627		14,751.89	14,751.89
3	1408 Management Improvements	8,000		1,250.00	1,250.00
4	1410 Administration	90,018		90,018	4,010.30
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	101,000		33,745.16	33,745.16
10	1460 Dwelling Structures	284,623.79		139,233.71	125,497.06
11	1465.1 Dwelling Equipment—Nonexpendable	20,000		19,246.00	19,246.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000		5,000	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	2,512.18			
20	9000 Debt Reserves	304,400.03			
21	Amount of Annual Grant: (sum of lines 2 – 20)	900,181		303,244.76	198,500.41
22	Amount of line 21 Related to LBP Activities				

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

PHA Name: Housing Authority of the Township of Woodbridge	Grant Type and Number Capital Fund Program Grant No: NJ39P03350107 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/01/2007
---	---	------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/08 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	50,000	50,000		
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	50,000	50,000		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: NJ39P03350107 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/01/2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ033-1 WGA	Site work: Sidewalks, pads, landscaping, gas and water distribution systems	1450	15%	70,000		30,745.16	30,745.16	
	Dwelling Structure: Interior rehab, Heating system renovations, windows	1460	10 Apts.	137,623.79		82,950.80	69,214.15	
	Dwelling Equipment: Refrig. & Stoves	1465	40 Apts	20,000		19,246	19,246	
NJ033-2 Stern	Dwelling Structure: Int. Rehab	1460	15 Apts.	23,000		6,767.22	6,767.22	
NJ033-3F Olsen	Dwelling Structure: Int. Rehab	1460	15 Apts	26,000		5,217.52	5,217.52	
	Site work: Sidewalks, pads, parking lot	1450	10%	25,000				
NJ033-3I Cooper	Dwelling Structure: Int. Rehab	1460	15 Apts	23,000		7,905.17	7,905.17	
	Site work: Sidewalks, pads, paving	1450	10%	3,000				
NJ033-4 Adams	Dwelling structure: Int. Rehab	1460	15 Apts.	23,000		2,372.82	2,372.82	
	Site work: Sidewalks, pads, paving	1450	10%	3,000		3,000	3,000	
NJ033-5 Finn	Dwelling Structure: Elevator controllers, Int. Rehab	1460	15 Apts.	26,000		10,075.11	10,075.11	
NJ033-7 Greiner	Dwelling structure: Int. Rehab	1460	15 Apts	26,000		23,945.07	23,945.07	
NJ033 HA Wide	Non dwelling equipment: Furniture	1475	10 Apts	5,000		5,000		
	Operations	1406	100%	54,627		14,751.89	14,751.89	
	Staff training	1408	10%	3,000		450	450	
	Resident Initiative	1408	5 Res.	3,000		800	800	
	Software support	1408	20 Hrs.	2,000				
	Administration	1410	100%	90,018		90,018	4,010.30	
	A/E Fees	1430	100%	30,000				
	Collateralization or Debt Service	1501	100%	2,512.18				
	Debt Reserves	9000	100%	304,400.03				

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

PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: NJ39P03350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/01/2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Total				900,181		303,244.76	198,500.41	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program No: NJ39P03350107 Replacement Housing Factor No:			Federal FY of Grant: 10/01/2007		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ033-1 WGA	09/30/2008			09/30/2009			
NJ033-2 Stern	09/30/2008			09/30/2009			
NJ033-3F Olsen	09/30/2008			09/30/2009			
NJ033-3I Cooper	09/30/2008			09/30/2009			
NJ033-4 Adams	09/30/2008			09/30/2009			
NJ033-5 Finn	09/30/2008			09/30/2009			
NJ033-7 Greiner	09/30/2008			09/30/2009			
NJ033 HA wide	09/30/2008			09/30/2009			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the Township of Woodbridge		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 10/01/2007			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: NJ39P03350108: PHA FY: 2008	Work Statement for Year 3 FFY Grant: NJ39P03350109 PHA FY: 2009	Work Statement for Year 4 FFY Grant: NJ39P03350110 PHA FY: 2010	Work Statement for Year 5 FFY Grant: NJ39P03350111 PHA FY: 2011
	Annual Statement				
NJ033-1 WGA		166,919.34	201,535.35	182,261.13	183,817.42
NJ033-2 Stern		35,422	32,000	36,000	37,000
NJ033-3F Olsen		35,422	38,000	46,000	44,000
NJ033-3I Cooper		44,422	38,000	37,000	37,000
NJ033-4 Adams		69,922	45,558	52,116	53,116
NJ033-5 Finn		42,422	32,000	34,000	34,000
NJ033-7 Greiner		42,422	45,558	47,000	47,000
NJ033 HA wide		100,000	100,000	100,000	100,000
Administration		85,419	85,419	85,419	85,419
Debt Service		304,087.66	308,387.65	306,661.87	305,105.58
CFP Funds Listed for 5-year planning		926,458	926,458	926,458	926,458
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2008-2009 FFY Grant:2008 PHA FY:2008			Activities for Year: 2009-2010 FFY Grant:2009 PHA FY:2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	WGA NJ033-1	Sitework	29,204	WGA NJ033-1	Sitework	42,416
Annual		Interior Renovation	59,884.34		Interior Renovation	62,136
Statement		Exterior Renovation	63,291		Exterior Renovation	83,983.35
		Dwelling Equipment	14,540		Dwelling Equipment	13,000
		Sub Total	166,919.34		Sub Total	201,535.35
	Stern NJ033-2	Sitework	9,000	Stern NJ033-2	Sitework	6,550
		Interior Renovations	26,422		Interior Renovations	25,450
		Sub Total	35,422		Sub Total	32,000
	Olsen NJ033-3F	Sitework	9,000	Olsen NJ033-3F	Sitework	14,500
		Interior Renovations	26,422		Interior Renovations	23,500
		Sub Total	35,422		Sub Total	38,000
	Cooper NJ033-3I	Sitework	9,000	Cooper NJ033-3I	Sitework	14,500
		Interior Renovations	35,422		Interior Renovations	23,500
		Sub Total	44,422		Sub Total	38,000
	Adams NJ 033-4	Interior Renovations	69,922	Adams NJ033-4	Interior Renovations	45,558
	Finn NJ033-5	Interior Renovations	42,422	Finn NJ033-5	Interior Renovations	32,000
	Greiner NJ033-7	Interior Renovations	42,422	Greiner NJ033-7	Interior Renovations	45,558
	HA Wide NJ033	Training/AE fees	33,334	HA Wide NJ033	Training/AE fees	33,334
		Operations	66,666		Operations	66,666
		Administration	85,419		Administration	85,419
		Debt Service	304,087.66		Debt Service	308,387.65
		Sub Total	489,506.66		Sub Total	493,806.65
	Total CFP Estimated Cost		\$926,458			\$926,458

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : 2010-2011 FFY Grant:2010 PHA FY:2010			Activities for Year: 2011-2012 FFY Grant:2011 PHA FY:2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
WGA NJ033-1	Sitework	39,916	WGA NJ033-1	Sitework	39,916
	Interior Renovation	66,136		Interior Renovation	66,136
	Exterior Renovation	67,709.13		Exterior Renovation	69,265.42
	Dwelling Equipment	8,500		Dwelling Equipment	8,500
	Sub Total	182,261.13		Sub Total	183,817.42
Stern NJ033-2	Sitework	8,666	Stern NJ033-2	Sitework	9,000
	Interior Renovations	27,334		Interior Renovations	28,000
	Sub Total	36,000		Sub Total	37,000
Olsen NJ033-3F	Sitework	15,250	Olsen NJ033-3F	Sitework	16,000
	Interior Renovations	30,750		Interior Renovations	28,000
	Sub Total	46,000		Sub Total	44,000
Cooper NJ033-3I	Sitework	13,500	Cooper NJ033-3I	Sitework	13,500
	Interior Renovations	23,500		Interior Renovations	23,500
	Sub Toal	37,000		Sub Toal	37,000
Adams NJ 033-4	Sitework	14,375	Adams NJ 033-4	Sitework	15,000
	Interior Renovations	37,741		Interior Renovations	38,116
	Sub Total	52,116		Sub Total	53,116
Finn NJ033-5	Interior Renovations	34,000	Finn NJ033-5	Interior Renovations	34,000
Greiner NJ033-7	Interior Renovations	47,000	Greiner NJ033-7	Interior Renovations	47,000
HA Wide NJ033	Resident Initiative / Training/AE Fees	33,334	HA Wide NJ033	Resident Initiative / Training/AE Fees	33,334
	Operations	66,666		Operations	66,666
	Administration	85,419		Administration	85,419
	Debt Service	306,661.87		Debt Service	305,105.58
	Sub Total	492,080.87		Sub Total	490,524.58
Total CFP Estimated Cost		\$926,458			\$926,458

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: NJ39P03350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/01/2006
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
✓ Performance and Evaluation Report for Period Ending: 03/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	16,924		16,924	16,924
2	1406 Operations	58,827.94		58,827.94	58,827.94
3	1408 Management Improvements	8,000		8,000	3,220.50
4	1410 Administration	73,393.98		73,393.98	73,393.98
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,050		19,050	19,050
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000		50,000	42,659
10	1460 Dwelling Structures	387,319.33		387,319.33	329,445.83
11	1465.1 Dwelling Equipment—Nonexpendable	1,614		1,614	1,614
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	23,487.50		23,487.50	23,487.50
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	9000 Debt Reserves	304,765.25		304,765.25	
21	Amount of Annual Grant: (sum of lines 2 – 20)	926,458.00		926,458.00	551,698.75
22	Amount of line 21 Related to LBP Activities				

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

PHA Name: Housing Authority of the Township of Woodbridge	Grant Type and Number Capital Fund Program Grant No: NJ39P03350106 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/01/2006
---	---	------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 ✓ Performance and Evaluation Report for Period Ending: 03/31/08 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	50,000	50,000	50,000	50,000
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	50,000	50,000	50,000	50,000

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: NJ39P03350106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/01/2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ033-1 WGA	Site work: Sidewalks, pads, paving, landscaping	1450	10%	50,000		50,000	42,659	85.3% Compl.
	Dwelling Structure: Interior rehab, Heating system renovations.	1460	10 Apts.	204,119.33		204,119.33	155,785.83	76.3% Compl.
	Windows	1460	12 Apts	26,000		26,000	16,460	63.3% Compl.
	Dwelling Equipment: Stoves & Refrig.	1465	5 Apts	1,614		1,614	1,614	100% Compl.
NJ033-2 Stern	Dwelling Structure: Int. Rehab	1460	15 Apts.	26,200		26,200	26,200	100% Compl.
NJ033-3F Olsen	Dwelling Structure: Int. Rehab	1460	15 Apts	26,200		26,200	26,200	100% Compl.
NJ033-3I Cooper	Dwelling Structure: Int. Rehab	1460	15 Apts	26,200		26,200	26,200	100% Compl.
NJ033-4 Adams	Dwelling structure: Int. Rehab	1460	15 Apts.	26,200		26,200	26,200	100% Compl.
NJ033-5 Finn	Dwelling Structure: Elevator controllers, Int. Rehab	1460	15 Apts.	26,200		26,200	26,200	100% Compl.
NJ033-7 Greiner	Dwelling structure: Int. Rehab	1460	15 Apts	26,200		26,200	26,200	100% Compl.
NJ033 HA Wide	Non dwelling equipment	1475	10 Apts	23,487.50		23,487.50	23,487.50	100% Compl.
	Operations	1406	100%	58,827.94		58,827.94	58,827.94	100% Compl.
	Staff training	1408	10%	3,000		3,000	150	5.0% Compl.
	Resident Initiative	1408	5 Res.	3,000		3,000	2,907	96.9% Compl.
	Software support	1408	20 Hrs.	2,000		2,000	163.5	8.2% Compl.
	Administration	1410	100%	73,393.98		73,393.98	73,393.98	100% Compl.
	A/E Fees	1430	100%	19,050		19,050	19,050	100% Compl.
	Debt Reserves	9000	100%	304,765.25		304,765.25		0% Compl.
	Total			926,458		926,458	551,698.75	59.5% Compl.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the Township of Woodbridge		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 10/01/2006			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: NJ39P03350107: PHA FY: 2007	Work Statement for Year 3 FFY Grant: NJ39P03350108 PHA FY: 2008	Work Statement for Year 4 FFY Grant: NJ39P03350109 PHA FY: 2009	Work Statement for Year 5 FFY Grant: NJ39P03350110 PHA FY: 2010
	Annual Statement				
NJ033-1 WGA		100,000	133,564.34	108,264.35	109,990.13
NJ033-2 Stern		35,422	32,000	36,000	37,000
NJ033-3F Olsen		35,422	38,000	46,000	44,000
NJ033-3I Cooper		44,422	38,000	37,000	37,000
NJ033-4 Adams		69,922	45,558	52,116	53,116
NJ033-5 Finn		42,422	32,000	34,000	34,000
NJ033-7 Greiner		42,422	45,558	47,000	47,000
NJ033 HA wide		94,335.97	100,000	100,000	100,000
Administration		85,419	85,419	85,419	85,419
Debt Service		304,400.03	304,087.66	308,387.65	306,661.87
CFP Funds Listed for 5-year planning		854,187	854,187	854,187	854,187
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2007-2008 FFY Grant:2007 PHA FY:2007			Activities for Year: 2008-2009 FFY Grant:2008 PHA FY:2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	WGA NJ033-1	Sitework	29,204	WGA NJ033-1	Sitework	37,064.34
Annual		Interior Renovation	29,100		Interior Renovation	26,000
Statement		Exterior Renovation	27,156		Exterior Renovation	57,500
		Dwelling Equipment	14,540		Dwelling Equipment	13,000
		Sub Total	100,000		Sub Total	133,564.34
	Stern NJ033-2	Sitework	9,000	Stern NJ033-2	Sitework	6,550
		Interior Renovations	26,422		Interior Renovations	25,450
		Sub Total	35,422		Sub Total	32,000
	Olsen NJ033-3F	Sitework	9,000	Olsen NJ033-3F	Sitework	14,500
		Interior Renovations	26,422		Interior Renovations	23,500
		Sub Total	35,422		Sub Total	38,000
	Cooper NJ033-3I	Sitework	9,000	Cooper NJ033-3I	Sitework	14,500
		Interior Renovations	35,422		Interior Renovations	23,500
		Sub Total	44,422		Sub Total	38,000
	Adams NJ 033-4	Interior Renovations	69,922	Adams NJ033-4	Interior Renovations	45,558
	Finn NJ033-5	Interior Renovations	42,422	Finn NJ033-5	Interior Renovations	32,000
	Greiner NJ033-7	Interior Renovations	42,422	Greiner NJ033-7	Interior Renovations	45,558
	HA Wide NJ033	Training/AE fees	33,334	HA Wide NJ033	Training/AE fees	33,334
		Operations	61,001.97		Operations	66,666
		Administration	85,419		Administration	85,419
		Debt Service	304,400.03		Debt Service	304,087.66
		Sub Total	484,155		Sub Total	489,506.66
	Total CFP Estimated Cost		\$854,187			\$854,187

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : 2009-2010 FFY Grant:2009 PHA FY:2009			Activities for Year: 2010-2011 FFY Grant:2010 PHA FY:2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
WGA NJ033-1	Sitework	30,26435	WGA NJ033-1	Sitework	31,990.13
	Interior Renovation	30,000		Interior Renovation	30,000
	Exterior Renovation	39,500		Exterior Renovation	39,500
	Dwelling Equipment	8,500		Dwelling Equipment	8,500
	Sub Total	108,264.35		Sub Total	109,990.13
Stern NJ033-2	Sitework	8,666	Stern NJ033-2	Sitework	9,000
	Interior Renovations	27,334		Interior Renovations	28,000
	Sub Total	36,000		Sub Total	37,000
Olsen NJ033-3F	Sitework	15,250	Olsen NJ033-3F	Sitework	16,000
	Interior Renovations	30,750		Interior Renovations	28,000
	Sub Total	46,000		Sub Total	44,000
Cooper NJ033-3I	Sitework	13,500	Cooper NJ033-3I	Sitework	13,500
	Interior Renovations	23,500		Interior Renovations	23,500
	Sub Toal	37,000		Sub Toal	37,000
Adams NJ 033-4	Sitework	14,375	Adams NJ 033-4	Sitework	15,000
	Interior Renovations	37,741		Interior Renovations	38,116
	Sub Total	52,116		Sub Total	53,116
Finn NJ033-5	Interior Renovations	34,000	Finn NJ033-5	Interior Renovations	34,000
Greiner NJ033-7	Interior Renovations	47,000	Greiner NJ033-7	Interior Renovations	47,000
HA Wide NJ033	Resident Initiative / Training/AE Fees	33,334	HA Wide NJ033	Resident Initiative / Training/AE Fees	33,334
	Operations	66,666		Operations	66,666
	Administration	85,419		Administration	85,419
	Debt Service	308,387.65		Debt Service	306,661.87
	Sub Total	493,806.65		Sub Total	492,080.87
Total CFP Estimated Cost		\$854,187			\$854,187

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: NJ39P03350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/01/2005
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
✓ Performance and Evaluation Report for Period Ending: 03/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	84,459		84,459	84,459
2	1406 Operations	109,279		109,279	109,279
3	1408 Management Improvements	8,000		8,000	8,000
4	1410 Administration	96,565		96,565	96,565
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,218		1,218	1,218
8	1440 Site Acquisition				
9	1450 Site Improvement	2,900		2,900	2,900
10	1460 Dwelling Structures	417,453.19		417,453.19	417,453.19
11	1465.1 Dwelling Equipment—Nonexpendable	19,843.71		19,843.71	9,651.99
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	4,252.94		4,252.94	4,252.94
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	9000 Debt Reserves	306,140.16		306,140.16	
21	Amount of Annual Grant: (sum of lines 2 – 20)	965,652		965,652	649,320.12
22	Amount of line 21 Related to LBP Activities				

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

PHA Name: Housing Authority of the Township of Woodbridge	Grant Type and Number Capital Fund Program Grant No: NJ39P03350105 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/01/2005
---	---	------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 ✓ Performance and Evaluation Report for Period Ending: 03/31/08 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	50,000	50,000	50,000	50,000
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	50,000	50,000	50,000	50,000

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the Township of Woodbridge		Grant Type and Number Capital Fund Program Grant No: NJ39P03350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/01/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ033-1 WGA	Site work: Sidewalks, pads, paving, landscaping	1450	10%	2,900		2,900	2,900	100% Compl.
	Dwelling Structure: Interior rehab, Heating system renovations.	1460	15 Apts.	196,381.19		196,381.19	196,381.19	100% Compl.
	Windows	1460	15 Apts	36,072		36,072	36,072	100% Compl.
	Dwelling Equipment: Stoves & Refrig.	1465	40 Apts	19,843.71		19,843.71	9,651.99	48.6% Compl.
NJ033-2 Stern	Dwelling Structure: Int. Rehab	1460	20 Apts.	29,000		29,000	29,000	100% Compl.
NJ033-3F Olsen	Dwelling Structure: Int. Rehab	1460	20 Apts	41,000		41,000	41,000	100% Compl.
NJ033-3I Cooper	Dwelling Structure: Int. Rehab	1460	20 Apts	29,000		29,000	29,000	100% Compl.
NJ033-4 Adams	Dwelling structure: Int. Rehab	1460	15 Apts.	32,000		32,000	32,000	100% Compl.
NJ033-5 Finn	Dwelling Structure: Int. Rehab	1460	15 Apts.	33,000		33,000	33,000	100% Compl.
NJ033-7 Greiner	Dwelling structure: Int. Rehab	1460	15 Apts	21,000		21,000	21,000	100% Compl.
NJ033 HA Wide	Non dwelling equipment: Furniture	1475	10 Apts	4,252.94		4,252.94	4,252.94	100% Compl.
	Operations	1406	100%	109,279		109,279	109,279	100% Compl.
	Staff training	1408	10%	3,000		3,000	3,000	100% Compl.
	Resident Initiative	1408	5 Res.	3,000		3,000	3,000	100% Compl.
	Software support	1408	20 Hrs.	2,000		2,000	2,000	100% Compl.
	Administration	1410	100%	96,565		96,565	96,565	100% Compl.
	A/E Fees	1430	100%	1,218		1,218	1,218	100% Compl.
	Debt Reserves	9000	100%	306,140.16		306,140.16		0% Compl.
	Total			965,652		965,652	649,320.12	67.2% Compl.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the Township of Woodbridge	Grant Type and Number Capital Fund Program No: NJ39P03350105 Replacement Housing Factor No:	Federal FY of Grant: 10/01/2005
---	---	---------------------------------

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ033-1 WGA	09/30/2006		09/30/2006	09/30/2007	12/30/2008		CFFP DEBT SERVICE DELAY
NJ033-2 Stern	09/30/2006		09/30/2006	09/30/2007	12/30/2008		CFFP DEBT SERVICE DELAY
NJ033-3F Olsen	09/30/2006		09/30/2006	09/30/2007	12/30/2008		CFFP DEBT SERVICE DELAY
NJ033-3I Cooper	09/30/2006		09/30/2006	09/30/2007	12/30/2008		CFFP DEBT SERVICE DELAY
NJ033-4 Adams	09/30/2006		09/30/2006	09/30/2007	12/30/2008		CFFP DEBT SERVICE DELAY
NJ033-5 Finn	09/30/2006		09/30/2006	09/30/2007	12/30/2008		CFFP DEBT SERVICE DELAY
NJ033-7 Greiner	09/30/2006		09/30/2006	09/30/2007	12/30/2008		CFFP DEBT SERVICE DELAY
NJ033 HA wide	09/30/2006		09/30/2006	09/30/2007	12/30/2008		CFFP DEBT SERVICE DELAY

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the Township of Woodbridge		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 10/01/2005			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: NJ39P03350106: PHA FY: 2006	Work Statement for Year 3 FFY Grant: NJ39P03350107 PHA FY: 2007	Work Statement for Year 4 FFY Grant: NJ39P03350108 PHA FY: 2008	Work Statement for Year 5 FFY Grant: NJ39P03350109 PHA FY: 2009
	Annual Statement				
NJ033-1 WGA		100,970.75	100,000	133,564.14	108,264.35
NJ033-2 Stern		67,550	54,000	48,000	52,000
NJ033-3F Olsen		61,157	54,000	54,000	62,000
NJ033-3I Cooper		68,244	63,000	54,000	53,000
NJ033-4 Adams		68,165	73,916	62,000	69,000
NJ033-5 Finn		47,000	61,000	48,000	50,000
NJ033-7 Greiner		47,800	61,000	62,000	63,000
NJ033 HA wide		100,000	94,335.97	100,000	100,000
Administration		100,000	100,000	100,000	100,000
Debt Service		304,765.25	304,400.03	304,087.86	308,387.65
CFP Funds Listed for 5-year planning		965,652	965,652	965,652	965,652
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2006-2007 FFY Grant:2006 PHA FY:2006			Activities for Year: 2007-2008 FFY Grant:2007 PHA FY:2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	WGA NJ033-1	Sitework	31,650.75	WGA NJ033-1	Sitework	29,204
Annual		Interior Renovation	28,440		Interior Renovation	29,100
Statement		Exterior Renovation	28,440		Exterior Renovation	27,156
		Dwelling Equipment	12,440		Dwelling Equipment	14,540
		Sub Total	100,970.75		Sub Total	100,000
	Stern NJ033-2	Sitework	10,000	Stern NJ033-2	Sitework	9,000
		Interior Renovations	57,550		Interior Renovations	45,000
		Sub Total	67,550		Sub Total	54,000
	Olsen NJ033-3F	Sitework	6,251	Olsen NJ033-3F	Sitework	9,000
		Interior Renovations	54,906		Interior Renovations	45,000
		Sub Total	61,157		Sub Total	54,000
	Cooper NJ033-3I	Sitework	13,244	Cooper NJ033-3I	Sitework	9,000
		Interior Renovations	55,000		Interior Renovations	54,000
		Sub Toal	68,244		Sub Total	63,000
	Adams NJ 033-4	Interior Renovations	68,165	Adams NJ033-4	Interior Renovations	73,916
	Finn NJ033-5	Interior Renovations	47,000	Finn NJ033-5	Interior Renovations	61,000
	Greiner NJ033-7	Interior Renovations	47,800	Greiner NJ033-7	Interior Renovations	61,000
	HA Wide NJ033	Training/AE fees	33,334	HA Wide NJ033	Training/AE fees	33,334
		Operations	66,666		Operations	61,001.97
		Administration	100,000		Administration	100,000
		Debt Service	304,765.25		Debt Service	304,400.03
		Sub Toal	504,765.25		Sub Toal	498,736
	Total CFP Estimated Cost		\$965,652			\$965,652

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year :2008-2009 FFY Grant:2008 PHA FY:2008			Activities for Year: 2009-2010 FFY Grant:2009 PHA FY:2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
WGA NJ033-1	Sitework	37,064.34	WGA NJ033-1	Sitework	30,264.35
	Interior Renovation	26,000		Interior Renovation	30,000
	Exterior Renovation	57,500		Exterior Renovation	39,500
	Dwelling Equipment	13,000		Dwelling Equipment	8,500
	Sub Total	133,564.34		Sub Total	108,264.35
Stern NJ033-2	Sitework	6,550	Stern NJ033-2	Sitework	8,666
	Interior Renovations	41,450		Interior Renovations	43,334
	Sub Total	48,000		Sub Total	52,000
Olsen NJ033-3F	Sitework	14,500	Olsen NJ033-3F	Sitework	15,250
	Interior Renovations	39,500		Interior Renovations	46,750
	Sub Total	54,000		Sub Total	62,000
Cooper NJ033-3I	Sitework	14,500	Cooper NJ033-3I	Sitework	13,500
	Interior Renovations	39,500		Interior Renovations	39,500
	Sub Total	54,000		Sub Total	53,000
Adams NJ 033-4	Sitework	14,500	Adams NJ 033-4	Sitework	14,375
	Interior Renovations	47,500		Interior Renovations	54,625
	Sub Total	62,000		Sub Total	69,000
Finn NJ033-5	Interior Renovations	48,000	Finn NJ033-5	Interior Renovations	50,000
Greiner NJ033-7	Interior Renovations	62,000	Greiner NJ033-7	Interior Renovations	63,000
HA Wide NJ033	Resident Initiative / Training/AE Fees	33,334	HA Wide NJ033	Resident Initiative / Training/AE Fees	33,334
	Operations	66,666		Operations	66,666
	Administration	100,000		Administration	100,000
	Debt Service	304,087.66		Debt Service	308,387.65
	Sub Total	504,087.66		Sub Total	508,387.65
Total CFP Estimated Cost		\$965,652			\$965,652

