

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 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 to certain 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 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2008

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: HOUSING AUTHORITY OF GLOUCESTER COUNTY

PHA Number: NJ204

PHA Fiscal Year Beginning: (mm/yyyy) 01/2008

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 262
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1822

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:				

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA

- PHA development management offices
 Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

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

The mission of the Housing Authority of 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 AUGUST 2007**

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 year 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 within the financial constraints of the operating fund regulations.
3. The Authority shall submit regulatory waiver requests to HUD for the Authority to perform bi-annual income recertifications for Public Housing Elderly families and for Public Housing residents to be exempt from the Community Service Requirements.

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.
5. The Authority shall submit a regulatory waiver request to HUD for the Authority to perform bi-annual income recertifications for Section 8 Housing Choice Voucher Elderly families.

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 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 2007**

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 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. **STATUS** – **For the fiscal year ended 12/31/06, the Authority submitted all information in a timely manner in accordance with the PHAS regulations, however, HUD has not issued the rating.**
2. The Authority shall convert its Public Housing Program in accordance with the provisions of asset management as stipulated as stipulated in 24 CFR Part 990, The Public Housing Operating Fund Program by the deadline established by HUD. **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** – **Amend this objective to read: The Authority shall convert its Public Housing Program in accordance with the provisions of asset management within the financial constraints of the operating fund regulations.**
3. **RECOMMENDATION** - **It is recommended by the Resident Advisory Board for the Authority to add the following objective:** The Authority shall submit regulatory waiver requests to HUD for the Authority to perform bi-annual income recertifications for Public Housing Elderly families and for Public Housing residents to be exempt from the Community Service Requirements.

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 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. **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. HUD has recognized the Authority as a high performer for the year ended 12/31/06.**
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. This meant 2006 utilization was extremely low in the beginning of the year. Upon receipt of the funding notification for 2006, received in July 2006, the Authority began concentrating heavily on leasing new units. The overall utilization rate for 2006 was approximately 95%, based on funding dollars. The year to date utilization rate, based on funding dollars, for 2007 is 98%. Once again, this is a difficult objective to accomplish since the Authority was notified of the fiscal year 2007 funding in late June of 2007.

1. 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 opened the wait list for the Section 8 Housing Choice Voucher Program January 8-12, 2007 and again from July 10-12, 2007.**
2. 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. The 2006 FMR and, consequently, HAGC’s payment standard increased. The proposed 2007 FMR’s also indicate a potential increase. Based on the history of the deconcentration data maintained by the Authority, the payment standard is the main factor that decreases a concentration of units. In addition to the FMR, the available funding affects the Authority’s ability to increase the payment standard.**
3. **RECOMMENDATION - It is recommended by the Resident Advisory Board for the Authority to add the following objective:** The Authority shall submit regulatory waiver requests to HUD for the Authority to perform bi-annual income recertifications for Section 8 Housing Choice Voucher Elderly families.

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 3 by 12/31/07. **STATUS – The Authority has had five Section 8 Homeownership closings during 2005, five in 2006, and five to date in 2007.**
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 8 HOME Funds Contracts.**
4. The Authority shall investigate the feasibility of purchasing lots on which to place modular

homes on to expand the Authority homeownership options. **STATUS – The Authority had one client purchase a modular home in 2007. Clients can purchase prefabricated homes on a permanent foundation. However, it is too costly, and therefore not feasible, for the Authority to purchase vacant lots for the future placement of modular homes.**

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, 2006, and 2007 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, 2006 and 2007 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 2007. 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 (ADDI) 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. The Authority awarded five ADDI grants in 2006 and seven to date in 2007.**
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 Authority received notification we were awarded \$76,066 over 3 years. The Authority has begun ROSS Health & Wellness Seminars for the Deptford and Carino Park residents as well as assessing the residents for the need of additional services in accordance with the grant application.**

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Streamlined Annual PHA Plan

PHA Fiscal Year 2008

[24 CFR Part 903.12(b)]

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

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

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

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

Executive Summary (optional)

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

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. Due to funding cuts, for 2005, HUD ranked the Housing Authority of Gloucester County a Standard Performer for both Public Housing and Section 8. Section 8 is designated as a high performer for 2006. HUD has not issued PHAS ratings to date for 2006. 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.

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

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2290		
Extremely low income <=30% AMI	1855	81%	
Very low income (>30% but <=50% AMI)	392	17%	
Low income	40	1.7%	

Housing Needs of Families on the PHA's Waiting Lists			
(>50% but <80% AMI)			
Families with children	1401	62%	
Elderly families	129	5.6%	
Families with Disabilities	524	23%	
Race/ethnicity-Caucasian	870	38%	
Race/ethnicity-African American	1394	61%	
Race/ethnicity-Hispanic	208	9%	
Race/ethnicity-Asian/Other	5/1	0.2%/0.04%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 31 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 As of the date the 2008 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 opened the Section 8 wait list January 8-12, 2007 and again July 10-12, 2007.			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3356		
Extremely low income <=30% AMI	2560	76%	
Very low income (>30% but <=50% AMI)	645	19%	
Low income (>50% but <80% AMI)	144	4.3%	

Housing Needs of Families on the PHA's Waiting Lists			
Families with children	2546	76%	
Elderly families	271	8%	
Families with Disabilities	663	20%	
Race/ethnicity-Caucasian	1612	48%	
Race/ethnicity-African American	1707	51%	
Race/ethnicity-Hispanic	336	10%	
Race/ethnicity-Asian/Other	9/0	0.3%/0.0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	397		
2 BR	3308		
3 BR	721		
4 BR	31		
5 BR	0		
5+ BR	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			

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8

- replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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)

2. 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 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	713,500.00	Est.
b) Public Housing Capital Fund	469,700.00	Est.
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,572,730.00 1,220,900.00	HAP, est. Administrative Fees, est.
f) Resident Opportunity and Self-Sufficiency Grants	25,355.00	
g) Community Development Block Grant	N/A	
h) HOME	N/A	
Other Federal Grants (list below)	83,412.00	FSS & HO Coordinator Grants
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
PH Prior Yr. Capital Grant	188,000.00	PH Capital Improvements Estimated at beginning of FY
3. Public Housing Dwelling Rental Income	792,000.00	PH Maintenance and Management
4. Other income (list below)		
a) PH Investment Income	22,000.00	PH Management
b) PH Entrepreneurial Activities	25,000.00	PH Management
c) S8 Investment Income	35,000.00	S8 Administration & HAP
d) S8 Administrative Services	24,000.00	S8 Administration & HAP
4. Non-federal sources (list below)		
Total resources	\$ 16,171,597.00	

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 903.12 (b), 903.7 (b)]

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.”

6. 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.**

3. 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.”

4. 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.

- 5. 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)

6. BY MAIL

**100 Pop Moylan Blvd.
Deptford, NJ 08096**

7. 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. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists

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

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

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

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

d. Site-Based Waiting Lists – Coming Year

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

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

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

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

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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

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: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: 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):
- 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 the wait list was not opened, since HAGC was unable to issue vouchers from April to November 2005 due to funding constraints. HAGC opened the wait list January 8-12, 2007 and July 10-12, 2007. They are 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)

b. 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 903.12(b), 903.7(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 of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the 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))
 The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 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

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

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

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). ANOTHER FACTOR AFFECTING THE ABILITY TO INCREASE THE PAYMENT STANDARD IS THE FUNDING AND THE TIMELINESS OF THE FUNDING NOTIFICATION.

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 FMR'S EFFECTIVE 10/01/06 WERE GREATER THAN THE 10/01/05 FMR'S. THE AUTHORITY INCREASED THE PAYMENT STANDARDS TO 110% OF THE 10/01/06 FMR'S. THE AUTHORITY CONSIDERED THIS NECESSARY BECAUSE THE NUMBER OF FAMILIES PAYING MORE THAN 30% OF AGI TOWARDS THEIR RENT & UTILITIES HAD INCREASED AND FAMILIES COMING OFF OF THE WAITING LIST AND RECEIVING HCV'S WERE 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. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such

improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All 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) Hope VI Revitalization

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

6. Demolition and Disposition

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

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

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI)of the U.S. Housing Act of 1937

(42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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:	

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

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

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

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?25

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.**

1. 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.**

1. 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.**

1. 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.**

1. 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.**

1. 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.**

1. 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.****

1. 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.****

3. 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).****
- a. The affordability limitation of 40% of adjusted monthly income does not apply to homeownership families.**

1. 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.**

- a. **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.**

3. **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.**

1. **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.**

1. **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.**

1. **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.**

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

THE AUTHORITY WILL BRIEF INTERESTED SECTION 8 HCV HOLDERS ON THE REQUIREMENTS OF HOMEOWNERSHIP OPTION ELIGIBILITY. INTERESTED PARTIES WILL REMAIN ON THE HOMEOWNERSHIP OPTION ROSTER AND ARE COUNSELED BY INHOUSE STAFF FOR PREPARATION. UPON BEING READY FOR MORTGAGE APPROVAL, CLIENTS ARE SENT TO HUD CERTIFIED HOMEOWNERSHIP COUNSELING. UPON SUCCESSFUL COMPLETION OF THE COUNSELING AND BEING PRE-APPROVED FOR A MORTGAGE, CLIENTS MAY BEGIN HOUSING SEARCH.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- a. Establishing a minimum homeowner 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.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

COUNTY OF GLOUCESTER, ADMINISTERING AMERICIAN DREAM DOWNPAYMENT INITIAVE FUNDS

- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009)

SEE BEGINNING OF DOCUMENT, 5 YEAR GOALS AND OBJECTIVES HAVE BEEN UPDATED AND CONTAIN A STATUS STATEMENT.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

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.

b. Significant Amendment or Modification to the Annual Plan

SEE NOTE ABOVE IN B. (1) a.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:



WILLIAM W. BAIN, JR. • Chairman
DANIEL REED • 1st. Vice Chairman
JOHN A. GIOVANNITTI • 2nd Vice Chairman
SCOTT H. KINTZING • Treasurer

DIANE KIRWAN-PATTERSON • Commissioner
BETTY JANE PURNELL • Commissioner
INGRES SIMPSON • Commissioner
SAMUEL V. HUDMAN • Secretary-Executive Director

August 22, 2007

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 Streamlined Five-Year Agency Plan for years 2005 – 2009 and Streamlined Annual Plan for the fiscal year 2008. **We reviewed the Plans and met with Housing Authority staff on July 31, August 9, August 16, 2007, and August 22, 2007.**

Please note the following changes and suggestions:

1. **The RAB supported changing Goal One: Objective 2:**
 - o **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%.
 - o **RECOMMENDATION** - Amend this objective to read: The Authority shall convert its Public Housing Program in accordance with the provisions of asset management within the financial constraints of the operating fund regulations.
2. **The RAB supported adding Goal One: Objective 3:**
 - o **RECOMMENDATION** - It is recommended by the Resident Advisory Board for the Authority to add the following objective: The Authority shall submit regulatory waiver requests to HUD for the Authority to perform bi-annual income recertification's for Public Housing Elderly families and for Public Housing residents to be exempt from the Community Service Requirements.
3. **The RAB supported adding Goal Two: Objective 5**
 - o **RECOMMENDATION** - It is recommended by the Resident Advisory Board for the Authority to add the following objective: The Authority shall submit regulatory waiver requests to HUD for the Authority to perform bi-annual income recertification's for Section 8 Housing Choice Voucher Elderly families.
4. **Deptford Park RAB Members Suggestions**
 - o Deodorization of the Elevators
 - o Security Improvements
 - o Replacing Carpeting in units with long-term Residents
 - o Regular Scheduled Cleanings of the Carpets
5. **Carino Park RAB Members**
 - o Deodorization of the Elevators
 - o Replacing Carpeting in units with long-term Residents
 - o Regular Scheduled Cleanings of the Carpets
6. **Public Housing RAB Members**
 - o Replacing Carpets that are extremely stained
 - o Regular Scheduled Cleanings of the Carpets

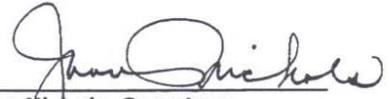


It is our understanding that the above comments have been incorporated, to the extent practicable, into the Streamlined Five-Year and Streamlined Annual Plans and that no other modifications are necessary. We have no other comments or suggestions on the Agency Plan.

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

Sincerely,


Dolores Fitzgerald, Chair
PH Resident, Carino Park Apartments


Joan Nichols, Secretary
PH Resident, Deptford Park Apartments

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

The Goals and Objectives were amended or added to include RAB suggestions where applicable.

Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

Eligible voters: (select all that apply)

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

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

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.

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

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

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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.

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

(4) (Reserved)

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

10. Project-Based Voucher Program

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

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 6.A.of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	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
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<p>Other supporting documents (optional). List individually.</p> <ol style="list-style-type: none"> 1. ONE STRIKE & YOU'RE OUT POLICY 2. EQUAL HOUSING OPPORTUNITY PLAN 3. EMERGENCY RESPONSE/DISASTER POLICY 4. STATEMENT CONCERNING DECONCENTRATION OF POVERTY IN PH UNITS OPERATED BY THE HAGC 5. RELOCATION POLICY 6. DATA RECOVERY PLAN 7. INVESTMENT POLICY 8. CHECK SIGNING POLICY 9. DISPOSITION POLICY 10. PROCUREMENT POLICY 11. PERSONNEL & TRAVEL POLICY 12. DRUG FREE WORKPLACE POLICY 	(Specify as needed)

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF GLOUCESTER COUNTY		Grant Type and Number Capital Fund Program Grant No: NJ39P20450106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements		46,967.00		
4	1410 Administration	45,000.00	45,000.00	43,922.72	21,961.36
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000.00	68,100.00	68,100.00	48,600.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	347,677.00	309,610.00	309,490.00	
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	2,000.00			
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	469,677.00	469,677.00	421,512.72	70,561.36
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
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				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF GLOUCESTER COUNTY		Grant Type and Number Capital Fund Program Grant No: NJ39P20450106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006 Statement as of 06/2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	DATA PROCESSING SYTEM UPGRADE	1408		0.00	46,967.00	0.00	0.00	PLANNING/P ROCUREMENT T
HA-WIDE	MODERNIZATION COORDINATOR SALARY	1410		35,000.00	35,000.00	33922.72	16961.36	WORK IN PROGRESS
HA-WIDE	MONITORING/FIANCE SALARY & BENEFITS	1410		10,000.00	10,000.00	10,000.00	5,000.00	WORK IN PROGRESS
HA-WIDE	ARCHITECTURAL SERVICES, 2006 CONTRACTS	1430		75,000.00	68,100.00	68,100.00	48600.00	WORK IN PROGRESS
204-1 SCATTERED SITES	MISC. MODERNIZATION/RENOVATIONS OF SEVERAL SCATTER-SITE DWELLINGS	1460		139,314.00	130,490.0 0	130,370.00	0.00	WORK IN PROGRESS
204-3 CARINO PARK	REPLACEMENT WINDOWS	1460		161,725.00	161725.00	161,725.00	0.00	WORK IN PROGRESS
204-4 DEPTFORD PARK	REPAIR LEAKING GLASS CURTAIN WALL	1460		46,638.00	17,395.00	17,395.00	0.00	WORK IN PROGRESS
RELOCATION	RELOCATION COSTS	1495		2,000.00	0.00	0.00	0.00	REMOVED

13. Capital Fund Program Five-Year Action Plan

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 GLOUCESTER COUNTY			Grant Type and Number Capital Fund Program No: NJ39P20450106 Replacement Housing Factor No:				Federal FY of Grant: 2006
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	
HA-WIDE	6/2008	6/2008		6/2009	6/2009		
204-1 SCATTERED SITES	6/2008	6/2008		6/2009	6/2009		
204-3 CARINO PARK	6/2008	6/2008		6/2009	6/2009		
204-4 DEPTFORD PARK	N/A	6/2008		N/A	6/2009		

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name HOUSING AUTHORITY OF GLOUCESTER COUNTY			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
204-1 SCATTERED SITES		350,000	400,000	140,000	140,000
204-3 CARINO PARK		150,000	226,000	195,000	150,000
204-4 DEPTFORD PARK		195,000	190,000	225,000	150,000
HA WIDE		110,000	110,000	110,000	110,000
CFP Funds Listed for 5-year planning		795,000	926,000		
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2009 FFY Grant: NJ39P20450106 PHA FY: 2009			Activities for Year: 2010 FFY Grant: NJ39P20450106 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual	204-1 SCATTERED SITES	<i>MODERNIZATION 7 DWELLING UNITS</i>	350,000	204-1 SCATTERED SITES	<i>MODERNIZATI ON 7 DWELLING UNITS</i>	400,000
Statement						
	204-3 CARINO PARK	NEW KITCHENS	150,000	204-3 CARINO PARK	PAINT & CARPET APT. UNITS, SUSPENDED CEILING COMMUNITY ROOM	226,000
	204-4 DEPTFORD PARK	PAINT & CARPET APT. UNITS	185,000	204-4 DEPTFORD PARK	HVAC, COMMUNTIY ROOM, PAINT ALL COMMON AREAS	190,000
	HA WIDE	FEES & COSTS	110,000	HA WIDE	FEES & COSTS	110,000
	Total CFP Estimated Cost		\$795,000			\$926,000

13. Capital Fund Program Five-Year Action Plan

HOUSING AUTHORITY OF GLOUCESTER COUNTY

STATEMENT REGARDING THE VIOLENCE AGAINST WOMEN'S ACT

ATTACHMENT TO 2008 ANNUAL PLAN

The Housing Authority of Gloucester County has allocated up to 104 Section 8 Housing Choice Vouchers for victims of domestic violence. These vouchers are available to clients referred by various social service agencies who certify the client as a victim of domestic violence. The Authority has interlocal services agreements with agencies who provide counseling, transitional housing, and other services to domestic violence victims. Some of these affiliations date back to 1999. Historically, the Authority has provided letters of support when any of these agencies have applied for funding.

The Authority has implemented the new hap contract and tenancy addendum, issued by HUD in February 2007, which includes protection for victims of domestic violence. The Authority reviews the tenancy addendum in detail with the clients, prior to their signing it. This activity is performed to ensure our clients are aware of their rights under the Violence Against Women's Act. The Authority has also implemented the use of HUD-50066, Certification of Domestic Violence, Dating or Stalking, when applicable.

13. Capital Fund Program Five-Year Action Plan

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

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 Housing Authority of Gloucester County is
consistent with the Consolidated Plan of County of Gloucester, New Jersey prepared
pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

Certification by State and Local Official of PHA Plans Consistency with the Consolidated Plan to Accompany the HUD 50075
OMB Approval No. 2577-0226
Expires 03/31/2002
(7/99)
Page 1 of 1

13. Capital Fund Program Five-Year Action Plan