

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <b>Housing Authority of the Borough of Glassboro</b> PHA Code: <b>NJ051</b> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <b>01/2010</b>														
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <b>179</b> Number of HCV units: <b>112</b>														
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV	PHA 1:		PHA 2:		PHA 3:	
No. of Units in Each Program															
PH	HCV														
PHA 1:															
PHA 2:															
PHA 3:															
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.														
<b>5.1</b>	<b>Mission.</b> 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 for the next five years: The Mission of the Housing Authority of the Borough of Glassboro is to assist low-income families, the elderly and the disabled with decent, safe, sanitary, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.  <b>Our Priorities:</b> First, to provide, preserve and improve our housing stock through a strong maintenance and modernization program. Second, to assist our residents and clients by providing access to opportunities for counseling, for further education, for vocational training, and for increased chances to reach self-sufficiency and home ownership.														

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**Increase the availability of decent, safe and affordable housing.** GHA will apply for additional rental vouchers; leverage private or other public funds to create additional housing opportunities; and demolish obsolete developments, Whitney Gardens A & Ellis Manor, and provide residents with relocation assistance and vouchers providing a better quality of life. The agency will also improve the quality of existing assisted housing by improving public housing management; improving voucher management; increasing customer satisfaction; renovating or modernizing public housing; providing replacement public housing as funding permits; demolishing obsolete public housing and providing replacement vouchers. Assisted housing choices will be increase through providing the replacement vouchers for residents of Whitney Gardens A & Ellis Manor after the demolition.

**Improve community quality of life and economic vitality.** GHA continues to provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into lower income development and implementing public housing security improvements.

**Ensure Equal Opportunity in Housing for all Americans.** GHA undertakes affirmative measures to: (a) ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability; (b) provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability; and (c) ensures accessible housing to persons with all varieties of disabilities regardless of unit size required.

**Manage the Glassboro Housing Authority's existing Public Housing Program in an efficient and effective manner.**

**Improve existing site conditions.** (a) Take regular affirmative actions to ensure that all site safety systems are in proper working order at all times and that general apartment and site conditions offer a safe environment for site residents, visitors and staff; (b) Ensure that all apartment interiors are in good, clean and safe condition. Establish routine and enhance new apartment inspection –work order completion system which targets completion of 100% of needed repairs in each apartment at the same time during a regular, annual schedule; or more generally, a maintenance system which is preventative and comprehensive vs. reactive and driven by tenant complaints; (c) Ensure that the existing mechanical, structural and fire safety systems at each development are kept in good working order and in compliance with all applicable building codes and standards; (d) Dramatically improve the overall appearance of each development so as to reflect attractive, good quality, market-rate housing in Glassboro; or conversely, ensure that Glassboro HA developments do not reflect the negative stereotype of a "housing project" – dependent on funding availability. **Performance Measures: "High Performer" scores in PHAS; an acceptance rate of 80% for new applicants offered a unit; and continued improvement in physical conditions at all sites including further changes in the Ellis Manor development.**

**Promote resident participation.** (a) **Effective Resident Organization Partnerships:** Develop resident organizations at all sites. Support and promote effective partnerships with resident organizations to ensure proactive support for building, managing and maintaining sound, safe, affordable communities. (b) **Good Neighbor Lease Enforcement:** Consistently enforce residential lease requirements, which promote resident responsibility for the actions of family members and guests to ensure that all families assisted through the Glassboro HA programs do not interfere with the right of other residents to live in a safe and peaceful environment. Clearly communicate, gain broad understanding of and vigorously enforce federal and state "One Strike and You're Out" principles, policies and lease provisions. **Performance Measures: Resident councils that meet on a regular basis and consistently work with the Glassboro HA regarding problem identification and pursuing positive approaches to addressing community issues; the extent to which the vast majority of resident adults, their children and guests are in compliance with the terms and conditions of lease provisions, especially related to drug-related criminal and/or violent behavior, which disrupts the peaceful enjoyment of the premises by other residents, and provisions relating to proper care of the individual's apartment and townhouse community areas; and for "One Strike and You're Out" and "abuse of the premises" tenancy cases, the extent to which there is a tracking and disposition system that is effective, fair and consistent.**

**Prepare and Submit Demolition/Disposition Applications for Ellis Manor and Whitney A Developments.** (a) Work with a group of Ellis Manor and Whitney Gardens A residents to discuss and formulate a relocation plan; (b) Interview each resident regarding views and needs for the relocation plan; (c) Meet with residents to discuss the relocation plan; (d) Assist residents with relocation process through counseling services; (e) Complete Demolition/Disposition Application for Ellis Manor and Whitney A Developments.

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  FY2010 Capital Fund Program Annual Statement and Capital Fund Program 5-Year Action Plan have been revised since the last Annual Plan submission. A Domestic Violence Policy in accordance with the Violence Against Women Act (VAWA) has been adopted.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  Copies of the 5-Year and Annual PHA Plan may be obtained at the Glassboro Housing Authority business/administrative offices.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>The Glassboro Housing Authority intends to prepare and submit a Demolition/Disposition Application for the Ellis Manor (NJ51-1) and Whitney Gardens A (NJ51-2aA) developments. The plan will call for demolition of 76 public housing units ranging in size from zero to five bedrooms. Ellis Manor is a 60 unit family development with 6 one bedroom units, 20 two bedroom units, 22 three bedroom units, 10 four bedroom units and 2 five bedroom units. Two units are designated as handicapped accessible. Whitney Gardens A has 4 zero bedroom units and 12 one bedroom units. One unit is designated handicapped accessible. GHA staff is currently working with a group of residents to develop a relocation plan. Each household will be interviewed to determine their views and relocation needs. Counseling services will be provided to assist residents with relocation. The Authority intends to submit the demolition/disposition application in December 2009 with relocation of the residents to begin sometime after July 1, 2009.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>As a “qualified” housing authority, GHA has on file the Capital Fund Program Annual Statement/Performance and Evaluation Reports for each current and open CFP grant.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attached.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Currently there are 264 families on the Public Housing waiting list with an annual turnover of 20. There are 238 families with extremely low income (<math>\leq 30\%</math> AMI). This represents 90% of the waiting list. There are 19 families with very low income (<math>&gt; 30\%</math> but <math>\leq 50\%</math> AMI), which is 7% of the list. Low income (<math>&gt;50\%</math> but <math>&lt;80\%</math> AMI) families represent the remaining 3% of the list. There are 7 such families on the waiting list. Sixty-six percent of the waiting list is elderly families. Families with children make up 34% of the list. The Family waiting list has been closed for approximately 2 months and will be reopened if the current waiting list is depleted and the demolition process has not begun. The Elderly/Disabled waiting list is open. The Section 8 tenant-based assistance waiting list has been closed for over 12 months. GHA is currently leased at or close to 100% of its ABA.</p>

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The Glassboro Housing Authority has adopted the following strategy for addressing the housing needs of families in its jurisdiction and on the waiting list:</p> <ol style="list-style-type: none"> <li>1. Increase the number of affordable housing units by applying for additional Section 8 vouchers should they become available and leveraging affordable housing resources in the community through the creation of mixed-finance housing;</li> <li>2. Adopt rent policies to support and encourage work;</li> <li>3. Apply for special-purpose vouchers targeted to the elderly and/or disabled should they become available;</li> <li>4. Seek to develop additional housing targeted to the elderly and disabled through mixed-financing or other means;</li> <li>5. Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing;</li> <li>6. Affirmatively market to local non-profit agencies that assist families with disabilities;</li> <li>7. Counsel Section 8 tenants as to the location of units outside of areas of poverty or minority concentration.</li> </ol>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>To the extent possible, the Glassboro Housing Authority is meeting its mission of providing decent, safe, sanitary and affordable housing to low-income families and the elderly/disabled population. The Authority's Board of Commissioners and key staff members are exploring the possibility of "repositioning" agency assets through mixed-financing and other means in order to provide additional affordable housing units. The Authority is in the beginning stages of developing a Demolition/Disposition application for the Ellis Manor and Whitney Gardens A developments. To provide an improved living environment and community quality of life, GHA is income-targeting families to combat the deconcentration of poverty, while improving security at the development. GHA continues to ensure equal opportunities in housing for all residents and applicants; improve the sites/apartment conditions by ensuring that all systems are in proper working order and work orders and inspections are completed in a timely manner; and improve the overall appearance of each development to reflect attractive, quality market rate housing.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Glassboro Housing Authority's definition of <i>Significant Amendment</i> and <i>Substantial Deviation/Modification</i> is as follows: A significant amendment includes changes to the Capital Fund 5 Year Action Plan and any policies that are newly adopted or amended by the Board of Commissioners. A change in classification or the addition or change in the capital work to be performed in a Capital Fund budget is not considered a significant amendment or substantial deviation/modification.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ol>

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number Glassboro Hsing Auth/NJ051		Locality (City/County & State) Glassboro NJ			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	773,000	743,000	743,000	743,000
C.	Management Improvements		5,000	5,000	5,000	5,000
D.	PHA-Wide Non-dwelling Structures and Equipment		150,000	150,000	150,000	150,000
E.	Administration					
F.	Other		60,000	60,000	60,000	60,000
G.	Operations		45,000	45,000	45,000	45,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		1,033,000	1,003,000	1,003,000	1,003,000
L.	Total Non-CFP Funds					
M.	Grand Total		1,033,000	1,003,000	1,003,000	1,003,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/20011

<b>Part I: Summary (Continuation)</b>						
PHA Name/Number		Glassboro Hsing Auth/NJ051	Locality (City/county & State)		Glassboro NJ	
Development Number and Name		Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
					<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
PHA-wide		Annual Statement	Operations	Operations	Operations	Operations
PHA-wide			Mgmt Improvements	Mgmt Improvements	Mgmt Improvements	Mgmt Improvements
PHA-wide			A/E Services	A/E Services	A/E Services	A/E Services
PHA-wide			Unit painting	Unit painting	Unit painting	Unit painting
PHA-wide			Energy saving thermostats	Energy saving thermostats	Energy saving thermostats	Energy saving thermostats
Delsea			Windows/brick facade			
Delsea				Heaters/Water heaters	Heaters/Water heaters	Heaters/Water heaters
Williams/Grillo			Boiler/Water heater replcmt	Boiler/Water heater replcmt	Boiler/Water heater replcmt	Boiler/Water heater replcmt
Ellis			Redevelopment costs	Redevelopment costs	Redevelopment costs	Redevelopment costs
Ellis			Preservation	Preservation	Preservation	Preservation
PHA-wide			Site work	Site work	Site work	Site work
Ellis			Dwelling Improvements	Dwelling Improvements	Dwelling Improvements	Dwelling Improvements





Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY		Work Statement for Year: 2012 FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	PHA-WIDE		PHA-WIDE	
	Operations	45,000	Operations	45,000
	Management Improvements	5,000	Management Improvements	5,000
		Subtotal of Estimated Cost	\$ 50,000	Subtotal of Estimated Cost



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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 10/1/10, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

GLASSBORO HOUSING AUTHORITY

NJ051

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2010

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

Name of Authorized Official	Title
JACQUELINE S JONES	EXECUTIVE DIRECTOR
Signature	Date
	10/16/2009

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

GLASSBORO HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

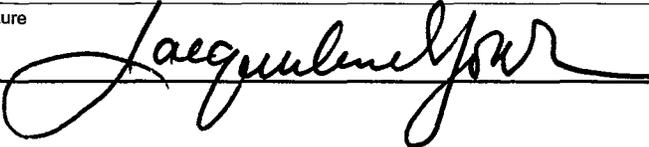
- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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

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

Name of Authorized Official ACQUELINE S. JONES	Title EXECUTIVE DIRECTOR
Signature 	Date 10/16/09

X

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

GLASSBORO HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

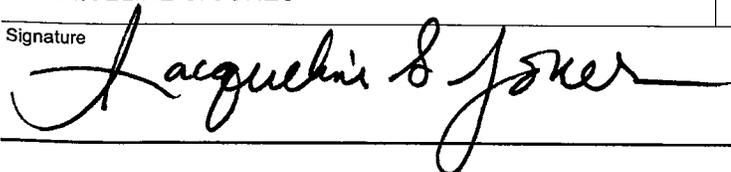
Name of Authorized Official

JACQUELINE S. JONES

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

10/16/09

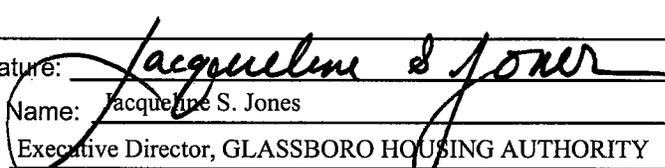
## DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  <div style="text-align: center; font-family: cursive; font-size: 1.2em;">GLASSBORO HOUSING AUTHORITY</div> Congressional District, if known: <sup>4c</sup>	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> N/A  Congressional District, if known:	
<b>6. Federal Department/Agency:</b>	<b>7. Federal Program Name/Description:</b> 5 YEAR AND ANNUAL PLAN 2010 - 2014  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>  N/A	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>  N/A	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Jacqueline S. Jones</u> Title: <u>Executive Director, GLASSBORO HOUSING AUTHORITY</u> Telephone No.: <u>856-691-1099 X168</u> Date: <u>10/16/09</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

# ***HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO***

## **VIOLENCE AGAINST WOMEN ACT (VAWA)**

### ***AGENCY STATEMENT***

“Violence Against Women and Justice Department Reauthorization Act 2005” (VAWA)

#### **References:**

Public Law 109-162: Title VI: Section (603) (606\*) and (607) for PHA’s PIH 2006-23

On January 5, 2006, President Bush signed the (Violence Against Women Act) VAWA into law as Public Law 109-162.

Significant to Public Housing, i.e. Title IV Sections: (603) (606\*) and (607) for PHA’s, the VAWA prohibits the eviction of, and removal of assistance from, certain persons living in public or Section 8-assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by VAWA (42 U.S.C. 13925).

Residents are advised that the Glassboro Housing Authority subscribes to the federal VAWA law as passed and the Authority has written a “Violence Against Women” Policy for the purpose of ensuring compliance with the VAWA as passed on January 5, 2006.

This Policy shall pertain to all residents of the Glassboro Housing Authority. The Authority’s Violence Against Women Policy shall be effective as of the date the VAWA Policy is adopted by the Board of Commissioners, by board resolution. This Amendment *amends the Authority’s “Admissions and Continued Occupancy Policy.”*

**THE GLASSBORO HOUSING AUTHORITY SETS FORTH THE FOLLOWING POLICY:**

# THE POLICY

## PART I: DEFINITIONS OF VIOLENCE

### 1.1 DOMESTIC VIOLENCE [SEC 40002 (a)(b) of VAWA 1994]

The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.

### 1.2 DATING VIOLENCE [SEC 40002(a)(8) of VAWA 1994]

The term ‘dating violence’ means violence committed by a person –

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors;
  - (i) The length of the relationship
  - (ii) The type of relationship
  - (iii) The frequency of interaction between the persons involved in the relationship

### 1.3 STALKING [as provided in Title VI and is specific to the housing provisions]

The term ‘stalking’ means -

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and
- (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to causes substantial emotional harm to –
  - (i) that person;
  - (ii) a member of the immediate family of that person; or
  - (iii) the spouse or intimate partner of that person;.....”

**1.4 IMMEDIATE FAMILY MEMBER – “means with respect to a person –**

The term ‘immediate family member’ means with respect to a person -

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.”

**1.5 SEXUAL ASSAULT**

As defined in Section 3 of the U.S. Housing Act of 1937 as amended by VAWA (42 U.S.C. 13925)

**PART II: TENANT SELECTION**

**[SEC 607] (Sec. 6(3))**

- 1.1 The Housing Authority of the Borough of Glassboro shall not deny admissions to the project to any applicant who is or has been a victim of domestic violence, dating violence, or stalking, if the applicant otherwise qualifies for assistance or admissions. Nothing in this section supersedes a Federal, State, or local law that provides greater protection for victims.

**PART III: TENANCY**

**LEASE TERMS REGARDING TERMINATION OF TENANCY**

**[SEC 607: 6(3) subsection (1)(5)]**

- 1.1 An incident or incidents of actual or threatened domestic violence, dating violence, or violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and shall not be good cause for the terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

**PART IV: TERMINATION OF ASSISTANCE/EVICTION**

**[SEC 607: 6(4) subsection (1)(6)(A)]**

- 1.1 Criminal activity directly relating to domestic violence, dating violence, or stalking engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control **shall not be cause** for termination of the tenancy or occupancy rights, **if** the tenant or an immediate member of the tenant’s family **is** the victim or threatened victim of that domestic violence, dating violence, or stalking.
- 1.2 Nothing in [Part V: 1.1] may be construed to limit the Authority, when notified, to honor court orders regarding rights to access or control of the property, including civil protection orders

issued to protect the victim and issued to address the distribution or possession of property among household members in cases where a family breaks up. [Sec 6 (4)(C)].

- 1.3 Nothing shall limit the Authority to evict a tenant for any violation of a lease *not* premised on the acts of violence, or for other good cause unrelated to the incident or incidents of domestic violence, provided that the victim is not subject to a “more demanding standard” than non-victims. [Sec 6 (4)(D)].
- 1.4 Nothing shall prohibit eviction if the Housing Authority “can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant’s tenancy is not terminated.” [Sec 6 (4)(E)].
- 1.5 Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, or stalking. [Sec 6 (4)(F)].

## **PART V: CERTIFICATION**

**[SEC 6(u)]**

### **1.1 CERTIFICATION**

#### **AGENCY STATEMENT:**

The authority’s compliance with this statute based solely on the victim’s statement or other corroborating evidence shall not alone be sufficient to constitute evidence of an unreasonable act or omission by the Housing Authority or employee thereof. [Sec 6(u)(F)].

The Housing Authority responding to subsections (1)(5) or (6) (i.e., a claim to protected status under VAWA) and *at the discretion of the Authority* [Sec 6(u)(1)(A)(6)], the Glassboro Housing Authority **will require** that an individual certify by a HUD-approved certification form (if available) that the individual is a victim of domestic violence, dating violence, or stalking, and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse and meet the requirements set forth in the statute. [Sec 6(u)(A)].

**Should a HUD-approved certification not be available, an individual claiming domestic violence may satisfy the certification requirements by** “providing (*to the Authority*) with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. 1746) to the professional’s belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic, dating violence, or stalking has signed, or attested to the documentation or by providing or producing a Federal, State, tribal territorial, or local police or court record”. [Sec 6(u)(C)(i)]

- 1.1(a) Such certification shall include the name of the perpetrator.

**1.1(b) certification shall be provided within fourteen (14) business days after the Authority request such certification, in writing.**

Nothing in the certification section preempts a Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, or stalking. [Sec 6(u)(1)(E)].

**1.2 FAILURE TO PROVIDE CERTIFICATION**

If the individual does not provide the certification within fourteen (14) business days after the Housing Authority has requested such certification in writing, nothing may be construed to limit the authority of the Housing Authority to evict any tenant or lawful occupant that commits violations of a lease. The fourteen (14) day deadline may be extended, *at the discretion*, of the Authority. [Sec 6(u)(B)(5) or (6) of subsection (1)].

**PART VI: CONFIDENTIALITY**  
**[SEC 6(u)(2)(A)]**

**1.1 INFORMATION OBTAINED THROUGH CERTIFICATION**

All information provided to the Housing Authority of the Borough of Glassboro including the fact that an individual is a victim of domestic violence, dating violence, or stalking shall be retained in confidence and shall neither be entered into any shared database, nor provided to any related entity, except to the extent that disclosure is –

- (i) requested or consented to by the individual in writing;
- (ii) required for use in an eviction proceeding under subsection (1)(5) or (6)
- (iii) otherwise required by applicable law

**1.2 NOTIFICATION**

The Housing Authority will provide notice to its tenants and their rights under Section 607 of Victims Against Women Act (VAWA) of 2005 including their rights of confidentiality.

Comments of Resident Advisory Board

Glassboro Housing Authority

RESIDENT ADVISORY BOARD (RAB) MEETING  
Williams Street - Senior Citizens Community Building

August 27, 2009 at 9 a.m.

Introductions were made. Mrs. Jacqueline Jones explained the purpose of this meeting is to present the proposed 5 Year Agency Plan. This meeting is held to discuss capital improvements.

Mrs. Jones reviewed the anticipated improvement discussed at the last meeting on April 17, 2009.

Anticipated improvements included:

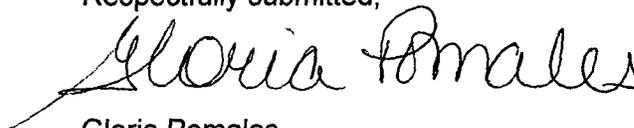
- Repaving of driveways and parking lots, additional lighting, landscaping, signs and benches.
- Unit painting project.
- Re-key master lock system.
- Entry systems into Community Buildings.
- Williams Street – repair or replacement of siding.
- Williams/Grillo – replacement of boilers/water heaters
- Energy Saving thermostats
- Delsea Manor – fencing along back and repair or replacement of windows as well as the possibility of bathroom and kitchen replacements (4-5 year project).

Some of these items are in progress already. Mrs. Jones reported the disposition of Ellis Manor is the general over-all plan. This will be a long process and will require HUD's approval. If approved, families residing at Ellis Manor would be issued vouchers and the housing authority would assist in the transition.

The Resident Advisory Board raised some concerns regarding the landscapers destroying their plants as well as trash on property grounds. Mrs. Jones stated the Housing Authority will perform a walk through with the landscapers to ensure the tenant's property is not being destroyed. They also requested a covering for the bench area at Grillo. This request will be included in the plans.

With no further business to conduct, the Resident Advisory Board meeting adjourned at 9:45 a.m.

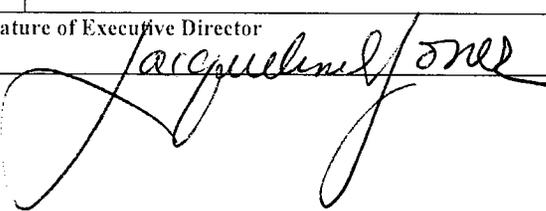
Respectfully submitted,



Gloria Pomales  
Executive Secretary

<b>Part I: Summary</b>						
<b>PHA Name:</b> Glassboro Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39P05150110      Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2010 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	30,000				
3	1408 Management Improvements	1,000				
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	35,000				
8	1440 Site Acquisition					
9	1450 Site Improvement	55,000				
10	1460 Dwelling Structures	100,118				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19)	221,118				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
PHA Name: Glassboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P05150110    Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director 		Date 11/5/09	Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name: Glassboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P05150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ051000001	Operations	1406		30,000				
	Mgmt. Improvements	1408		1,000				
	Fees & Costs	1430		35,000				
	Site Improvements	1450		55,000				
	Dwelling Structures	1460		100,118				
	Energy Saving thermostats							
	Security Upgrades							
	Window/brick facade repair							
	Boiler/water heater replacement							
	Unit painting							

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.





