



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Region II - Newark Field Office
One Newark Center, 13th Floor
Newark, NJ 07102-5260
Telephone: 973-622-7900

RECEIVED JUN - 6 2016

OFFICE OF PUBLIC HOUSING

May 26, 2016

Scott Schaffer, Managing Agent
PRD Management
4150 Haddonfield Road
Suite 117
Pennsauken, NJ 08109

SUBJECT: RAD PHA Plan/Significant Amendment Submission

Dear Mr. Schaffer:

This correspondence is to inform the Gloucester City Housing Authority that the PHA Plan or Significant Amendment, submitted to HUD on March 17, 2016 is approved.

As the PHA has been issued a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) under the Rental Assistance Demonstration (RAD), we reviewed the submission for compliance with PIH Notice 2012-32 (HA), REV-2, "Rental Assistance Demonstration - Final Implementation, Revision 2" dated June 15, 2015. We have found compliance with the required elements, and determined that the RAD PHA Plan milestone is fulfilled. The Housing Authority's approved PHA Plan Significant Amendment Submission must be made available for review and inspection at the principal office of the Housing Authority during normal business hours.

Upon receipt of this letter, you should upload it to the appropriate section of the RAD Resource Desk. If you have any questions, please contact Elizabeth E. Fall at Elizabeth.E.Fall@hud.gov or 973-776-7215.

Sincerely,

Elizabeth E. Fall
Public Housing Revitalization Specialist
Newark Field Office



U.S. Department of Housing and Urban Development
Newark Field Office- Region II
One Newark Center 13th Floor
Newark, New Jersey 07102-5260
Office (973) 622-7900
Fax (973) 645-2270

May 2, 2016

Mr. Scott A. Schaffer, PHM
Gloucester City Housing Authority
101 Market Street
Gloucester City, N.J. 08030-2047

Dear Mr. Schaffer:

**SUBJECT: Gloucester City Housing Authority-Annual Statement
Capital Fund Program (CFP) -NJ39P21850116**

For your record, attached herewith is an executed Annual Statement, Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program, form HUD-50075.1, for the subject grant number. Accordingly, we have spreaded the Budget Line Items (BLIs) in the LOCCS.

Please be advised that all funds budgeted for the BLI 1406-Operations must be fully obligated and drawn down (disbursed) from LOCCS prior to April 12, 2018 in accordance with CFP Final rule section 905.314 under cost and limitation. In addition, the PHA is required to report on planned/completed Energy Efficiency Measures (EEMS) and core activities in the Energy and Performance Information Center (EPIC) system within 45 days of its FYB.

Thank you for your cooperation in this regards and if you have any questions, please do not hesitate to contact Mr. Raj Patel, Engineer at (973) 776-7228.

Sincerely,

Sonia L. Burgos

Director
Office of Public Housing

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary						
PHA Name: Gloucester City HA		Grant Type and Number Capital Fund Program Grant No. N239P21850116 Replacement Housing Factor Grant No: Date of CFFP: 03/02/2016			FFY of Grant: 2016 FFY of Grant Approval: 2016	
Type of Grant						
<input 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	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended	
1	1406 Operations (may not exceed 20% of line 21) ³	119,859				
2	1408 Management Improvements					
3	1410 Administration (may not exceed 10% of line 21)					
4	1411 Audit					
5	1415 Liquidated Damages					
6	1430 Fees and Costs					
7	1440 Site Acquisition					
8	1450 Site Improvement					
9	1460 Dwelling Structures					
10	1465.1 Dwelling Equipment—Nonexpendable					
11	1470 Non-dwelling Structures					
12	1475 Non-dwelling Equipment					
13	1485 Demolition					
14	1492 Moving to Work Demonstration					
15	1495.1 Relocation Costs					
16	1499 Development Activities ⁴					

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary

PHA Name: Gloucester City HA	Grant Type and Number Capital Fund Program Grant No: NJ3992185011603 Replacement Housing Factor Grant No: Date of CFFP: 03/02/2016	FFY of Grant: 2016 FFY of Grant Approval: 2016
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1901 Collateralization or Debt Service paid by the PHA				
18b	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)				
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				

Signature of Executive Director Scott A. Schaffer 03/02/2016	Date 3/2/2016	Signature of Public Housing Director <i>[Signature]</i>	Date 4/29/16
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0225
 Expires 06/30/2017

Part II: Supporting Pages

PHA Name: Gloucester City HA	Grant Type and Number Capital Fund Program Grant No: NJ39P21850116 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2016
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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 ¹	Funds Obligated ²	Funds Expended ²	
	General replacement of furniture and fixtures							
	Equipment repair/replacement							
	Scattered Site Housing various repairs							
	Operating costs							
					119,859			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

The GLOUCESTER CITY HOUSING AUTHORITY is amending its (annual and/or 5-year) PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the GLOUCESTER CITY HOUSING AUTHORITY will be converting to Project Based Rental Assistance under the guidelines of P11-1 Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed Section 1.7 of PIH Notice 2012-32, REV-2: and Joint Housing PIH Notice H-2014-09/PIH-2014-17). These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the GLOUCESTER CITY HOUSING AUTHORITY certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing GLOUCESTER CITY HOUSING AUTHORITY with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that GLOUCESTER CITY HOUSING AUTHORITY may also borrow funds to address their capital needs. **The GLOUCESTER CITY HOUSING AUTHORITY will also be contributing Capital Funds in the amount of 26,100 towards the conversion.**

Table 1: List of RAD Program Elements Affecting Resident Rights and Participation, Waiting List and Grievance Procedures for PBV and PBRA

Below, please find a table listing out each of the provisions affecting residents' rights and participation, waiting list and grievance procedures that must be included in a PHA's Significant Amendment. The table lists out the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing. This list is not a substitute for providing a copy of the relevant tenant protections listed below. PHAs should either provide reference to these tenant protections or place the tenant protections cited in this table directly into their Plan submission.

Project Based Voucher Requirements (Section 1.6 of PIH Notice 2012-32, REV-2 and the Joint Housing PIH Notice H-2014- 09/ PIH-2014-17)	Project Based Rental Assistance Requirements (Section 1.7 of PIH Notice 2012-32, REV-2 and the Joint Housing PIH Notice H-2014-09/PIH-2014-17))
Tenant Protections Under Joint Housing PIH Notice H-2014-09/ PIH-2014-17.)	
1. Right to Return and Relocation Assistance	1. Right to return and Relocation Assistance N/A
Tenant Protections Under Section 1.6.C (PBV) or Section 1.7.B (PBRA)	
1. No re-screening of tenants upon conversion	1. No re-screening of tenants upon conversion; N/A
2. Under-Occupied Unit	2. Under-Occupied Unit (See Section 1.7) N/A
3. Renewal of Lease	N/A
4. Phase-in of tenant rent increase:	3. Phase-in of tenant rent increase: N/A
5. FSS and ROSS-SC programs;	5. FSS and ROSS-SC programs; N/A
6. Resident Participation and Funding.	6. Resident Participation and Funding. NO CHANGE
7. Termination notification	7. Termination notification NO CHANGE
8. Grievance process	8. Grievance process NO CHANGE - SAME
9. Earned Income Disregard.	9. Earned Income Disregard. NO CHANGE- SAME

Attachment 1D - Requirements for RAD-Specific Significant Amendment Submissions

11. Jobs Plus	10. Jobs Plus NO CHANGE
10. When Total Tenant Payment Exceeds Gross Rent.	11. When Total Tenant Payment Exceeds Gross Rent. RETAINED BY GCHA
Tenant Protections Under Section 1.6.D (PBV) or Section 1.7.C (PBRA)	
1. Establishment of Waiting List	1. Establishment of Waiting List CONTINUING USING EXISTING
2. Choice Mobility	2. Choice Mobility NONE

Gloucester City Housing Authority

Capital Fund Program Changes as result of the RAD Conversion

1. Public Notification of use Capital Funds for RAD conversion
 - a. The GCHA capital fund program funds in the approximate amount of \$3000 will used to install smoke detectors in the one-bedroom units at Gloucester Town, so that the GCHA can comply with the RPCA critical repairs Also there is about \$3200 of other critical repairs such as engineering reports, pointing,, etc.
 - b. The GCHA will use approximately \$20,000 to provide HUD with the HUD required third party due diligence reports

02/18/2016

Gloucester City Housing Authority NJ218

Significant Amendment to the PHA Plan Submission

1. Description of the units to be converted. 90 one bedroom senior citizen apartments located at 101 Market Street. 15 three bedroom family scattered site houses. All unit conversion are within the Gloucester City limits
2. There are no proposed changes in the units as part of the RAD conversion
3. There will be no changes in the RAD conversion to PBRA.
 - a. There will be no re-screening of residents due to this RAD conversion
 - b. There will be no change in the residents. Any under occupied 3 Bedroom unit (due to death or move-out) cannot be relocated to a 2 Bedroom unit as the GCHA does not have any 2BR in its portfolio.
4. Since there is no rehabilitation work being done in any of the apartments, there will be no of or moving of a resident family
5. The GCHA is not under a voluntary compliance agreement
6. It is hereby certified that the GCHA complies with all applicable site selection and neighborhood reviews during the RAD conversion. There is no new property locations.
7. The resident advisory board comments were: "How does this effect the residents rental payment". The response from the GCHA was that there will be no change in the calculation of the resident rents. There were no challenged elements.
8. The MTW does not apply to this RAD conversion.
9. There is no change in the number of units or any change in bedroom size of the units, therefore is no deviation amendment required

2/18/2016

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Development #1

Name of Public Housing Project:	PIC Development ID:	Conversion type (i.e., PBV or PBRA):	Transfer of Assistance:
GLOUCESTER CITY HOUSING AUTHORITY	NJ218000001	PBRA	(if yes, please put the location if known, and # of units transferring)
Total Units:	Pre- RAD Unit Type	Post-RAD Unit Type	Capital Fund
105	(i.e., Family, Senior, etc.):	if different (i.e., Family, Senior, etc.)	allocation of Development:
	90- SENIOR 15- FAMILY		(Annual Capital Fund Grant attributable to the Project, if known)
			OR
			(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom type-1 bedrm/3 bedroom	Number of Units Pre-Conversion 90 1 bedroom/ 15- 3 bedroom	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)

Studio/Efficiency			
One Bedroom	90		
Two Bedrooms			
Three Bedrooms	15		
Four Bedrooms			
Five Bedrooms			
Six Bedrooms			
(If performing a Transfer of Assistance):	(Explain any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**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, 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.

Gloucester City Housing Authority
 PHA Name

NJ 218
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

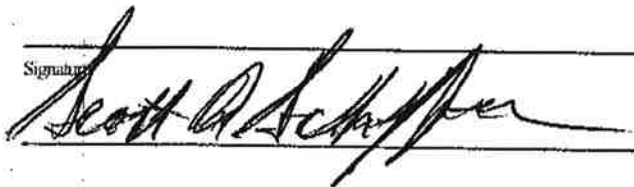
Annual PHA Plan for Fiscal Years 20 - 20

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

Name of Authorized Official
 Scott A. Schaffer

Title Controller, Managing Agent

Signature



Date 1/26/16

PHA 5-Year and Annual Plans

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

OMB No. 2577-0226

1.0	PHA Information PHA Name: <u>Gloucester City Housing Authority</u> PHA Code: <u>NJ218</u> 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): <u>7-1-2015</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>106x</u> Number of HCV units: _____				
3.0	Submission Type <input checked="" type="checkbox"/> Annual Plan and 5-Year Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <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	No. of Units in Each Program
	PHA 1:	NJ218			PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: To provide safe, clean, affordable housing to low income seniors and families				
5.2	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 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. The operating revenue (tenant and subsidy) has only increased 1.87% over an 11 year period (2003-2013). While the expenses based on HUD's OCAF calculation have increased 34.81%. This decline in operating revenue coupled with the capital fund program has decreased, is placing the affordable housing at risk. Due to the continuous cut in subsidy the Gloucester City HA has had to defer many capital replacement projects and eliminate some totally. The GCHA was force to keep maintenance position unfilled and thereby further delaying the preventive maintenance of the HA. The goals of the GCHA have changed to longer life extension of the assets vs replacement of the assets. This is causing more demand maintenance work on a depleted staff. This is very difficult for a small housing authority				
6.0	PHA Plan Elements not Subject to HUD Review. (A) List the required elements that have been revised by the PHA since its last Annual Plan submission: Appliances are repaired vs. replaced. Replacements are being made with lower grade/quality equipment. Many capital replacement projects are delayed or postponed. (B) List the location(s) where the public may obtain copies of required PHA Plan elements not subject to HUD review. Gloucester Town Apartments, Office 101 S. Market St. Gloucester City, NJ 08030				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A				
8.0	Capital Fund Financing Program (CFFP). N/A <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP) or Replacement Housing Factor (RHF) grant to repay debt incurred to finance capital improvements.				

9.0	<p>Housing Needs. 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 and very 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>The housing needs are not currently being met. This is a lack of affordable housing in the New Jersey region. New Jersey has the third largest rental costs of the states. There are Section 8 housing apartment communities with an excess of 400 on the waiting list for sites with under 150 units and an annual turnover rate of 10-15 units. That would take in excess of 20+ years for some on the list to be able to move-in to the affordable unit.</p> <p>The Gloucester City region was hit hard with the loss of jobs during the 2009 recession, thereby increasing the need for affordable housing for families within the State of NJ. New Jersey has the third highest rental costs in the country which makes rental housing consume an excess 30 % of the family income.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The GCHA waiting list remains open and thereby accepting rental applications on a continual basis. The annual recertification process is used to evaluate those residents who may be able to afford alternative housing including home ownership. Should a family arise with the ability to purchase a home, a local non-profit which assists people in the transition from rental housing to homeowners would be contacted.</p> <p>Most of the residential housing is for senior citizens and thereby there is little alternative to their living arrangements</p>
10.0	<p>Additional Information. 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. - See letter dated June 18, 2014 to Sonia Burgos of HUD - attached.</p> <p>(B) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" The GCHA has gone to a live extension policy for assets vs. a replacement policy. Example would be to replace various refrigerator parts including condenser motors (which are approximately 50% of the cost of a replacement refrigerator) in lieu of replacing with new.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following eight documents. Items A through G may be submitted with signature by mail or electronically with scanned signatures. Item H must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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)</p> <p>(B) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(C) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(D) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(E) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(F) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (signature page only)</p> <p>(G) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>(H) 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.</p>

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

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2015			Work Statement for Year 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Carpel		10000	Elevator		1500
Annual	Cabinets		5000	Trash Chute		1200
Statement	Monitoring System		1000	Windows		1500
	Ranges		5700	Storm Doors		1000
	Refrigerators		2500	Bathroom Floors		2000
	Toilets		1200	Hot Water Heaters		3300
	Vanities		3000	Computer		1500
	Smoke -CO		2000	Snow Equipment		1000
	Maint Equipment		1000	Truck		0
	ADA items		1000	Signage		2500
	Reseal parking lot		5000	Bedbugs		6100
	Concrete		2000	Painting		10000
	Roofs		8000	Fencing		0
	Heat Exchanger		3000	Exterior Caulking		0
	Admin Cost		3500	Fire panel		1500
	A & E fees		5000	Light poles		1600
	HVAC		11000	Card Access		1600
	Doors		2500	Scattered site basement parking		2300
	Siding-gutters		4000	Operations		40000
	generator		2000			
	Subtotal of Estimated Cost		\$157,000.			

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2016			Work Statement for Year: 2016		
	FFY			FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	Carpet		12000	Elevator		1400
	Cabinets/countertops		9000	Trash Chute		1200
	Monitoring System		1000	Windows		3800
	Ranges		8000	Storm Doors		900
	Refrigerators		4000	Bathroom-Kitchen Floors		2500
	Toilets		1500	Hot Water Heaters		5000
	Vanities		3000	Plumbing Fixtures		5000
	Smoke -CO		2200	Snow Equipment-plow		2000
	Maint Equipment		1000	Truck		1500
	ADA items		1000	Bathroom renovations/tub refinishing		6000
	Generator		2000	Bedbugs		6000
	Concrete		2500	Painting		10000
	Roofs		11500	Fencing		2500
	Heat Exchanger		7000	Scattered site signage		2300
	Admin Cost		4600	Fire panel		5000
	A & E fees		5000	Light poles		2000
	HVAC		14000	Card Access		1000
	Doors		2500	Operations		50000
	Siding-gutters		6000	Critical repairs per RPCNA		4000
				Non critical repairs per RPCNA		21300
				RAD conversion costs		19,900
	Subtotal of Estimated Cost		\$251100.00			

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 257-0226
 Expires 4/30/2011

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2017 FFY		Work Statement for Year:2017 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	Carpet	10000	Elevator	1500
	Cabinets/countertops	6000	Office furniture/equipment	4500
	Monitoring System	1200	Windows	1800
	Ranges	6000	Doors	1500
	Refrigerators	2000	Bathroom-Kitchen Floors	3000
	Toilets	2000	Hot Water Heaters	3800
	Vanities	1500	Plumbing Fixtures	2000
	Smoke -CO	2500	Snow Equipment-plow	1500
	Maint Equipment	1500	Truck	2000
	ADA items	1500	Bathroom renovations/tub refinishing	3000
	Community Room Kitchen	3000	Bedbugs	4000
	Concrete	3000	Painting	10000
	Roofs	9000	Fencing	2000
	Heat Exchanger	7000	Scattered Site repairs	5000
	Admin Cost	3700	Fire panel	1500
	A & E fees	5000	Light poles	1800
	HVAC	15000	Card Access	1000
			Computer	1500
			Operations	50000
		171,300		

Part III: Supporting Pages – Management Needs Work Statement(s)

Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

Work Statement for Year 1 FFY	Work Statement for Year 2018		Work Statement for Year: 2018	
	FFY		FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Carnet	10000	Elevator	2000
Annual	Cabinets	6000	Office furniture/equipment	2500
Statement	Monitoring System	3000	Windows	3000
	Ranges	6000	Doors	1500
	Refrigerators	3000	Bathroom-Kitchen Floors	2500
	Toilets	1800	Hot Water Heaters	4000
	Vanities	2300	Plumbing Fixtures	2500
	Smoke -CO	2500	Snow Equipment-plow	1200
	Maint Equipment	1500	Truck	1500
	ADA items	1000	Bathroom renovations/tub refinishing	3000
	Reseal parking lot	0	Bedbugs	4500
	Concrete	3500	Painting	10000
	Roofs	8500	Fencing	2000
	Heat Exchanger	3800	Scattered Site repairs-parging	2500
	Admin Cost	3800	Fire panel	0
	A & E fees	5000	Light poles	1500
	Siding- Gutters	8000	Boiler/equipment	10000
	Doors	2500	Computer	0
			Operations	50000
	Subtotal of Estimated Cost	\$176,400	Subtotal of Estimated Cost	

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2019		Work Statement for Year: 2019	
	FFY		FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Carnet	10000	Elevator	2000
Annual	Cabinets	6000	Office furniture/equipment	2500
Statement	Monitoring System	1000	Windows	3000
	Ranges	6000	Doors	1500
	Refrigerators	3400	Bathroom-Kitchen Floors	2500
	Toilets	2000	Hot Water Heaters	4000
	Vanities	2500	Plumbing Fixtures	2500
	Smoke -CO	2500	Snow Equipment	1200
	Maint Equipment	2000	Truck	1500
	ADA items	1000	Bathroom renovations/tub refinishing	4000
	Reseal parking lot	0	Bedbugs	5000
	Concrete	3500	Painting	10000
	Roofs - GT	20000	Fencing	2000
	Heat Exchanger	3500	Scattered Site repairs-parging	2500
	Admin Cost	3800	Fire panel	0
	A & E fees	5000	Light poles	1500
	Siding- Gutters	5000	Boiler/equipment	0
	Doors	2500	Computer	0
			Operations	50000
	Subtotal of Estimated Cost	175400.00	Subtotal of Estimated Cost	

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

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2020		Work Statement for Year 2020	
	FFY		FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Carpet	10000	Elevator	2000
Annual	Cabinets	6000	Office furniture/equipment	2500
Statement	Monitoring System	1000	Windows	5000
	Ranges	6000	Doors	1500
	Refrigerators	4400	Bathroom-Kitchen Floors	2500
	Toilets	2000	Hot Water Heaters	4000
	Vanities	2500	Plumbing Fixtures	2500
	Smoke -CO	2500	Snow Equipment	1200
	Maint Equipment	2000	Truck	1500
	ADA items	1000	Bathroom renovations/tub refinishing	4000
	Reseal parking lot	0	Bedbugs	5000
	Concrete	3500	Painting	10000
	Roofs - GT	20000	Fencing	2000
	Heat Exchanger	3500	Scattered Site repairs-parging	2500
	Admin Cost	3800	Fire panel	0
	A & E fees	5000	Light poles	2500
	Siding- Gutters	5000	Boiler/equipment	0
	Doors	2500	Computer	1500
			Operations	50000
	Subtotal of Estimated Cost	18090.00	Subtotal of Estimated Cost	

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Charles Pacifico, the Chairman
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

GLOUCESTER CITY HOUSING AUTHORITY
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Camden County

prepared pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

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

Signature

Charles Pacifico

Title

Date

Chairman

1-25-16

**Civil Rights Certification
(Qualified PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

**Civil Rights Certification
Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

GLOUCESTER CITY HOUSING AUTHORITY

NJ39P21850109

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conception 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

Signature

Scott Schaffer

Date

Controller Management Agent
1/25/2016