

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear200 3

HOBOKENHOUSINGAUTHORITY
400HarrisonStreet
Hoboken,NewJersey

HUD50075
OMBApprovalNo:2577 -0226
Expires:03/31/2002

**PHA Plan
Agency Identification**

PHAName: Hoboken Housing Authority

PHANumber: NJ015

PHAFiscalYearBeginning:(mm/yyyy) October 1, 2002

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

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

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

The PHA's mission is: (state mission here)

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing
Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies: **Maintain below one percent**

Leverage private or other public funds to create additional housing opportunities: Dollar for Dollar

Acquire or build units or developments

Other (list below)

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (PHAS score) _____
Maintain "high performer" status

Improve voucher management: (SEMAP score) _____

Increase customer satisfaction: **To 95 -100%**

- Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
100% of units in need of same
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designated developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:

- Increase the number and percentage of employed persons in assisted families: **100% as needed**
- Provide or attract supportive services to improve assistancerecipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other:(list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other:(list below)

Other PHA Goals and Objectives:(list below)

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnual PlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

HighPerformingPHA

SmallAgency(<250PublicHousingUnits)

AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnua IPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesand discretionary policiesthePHAhasincludedintheAnnualPlan.

SeeAttachmentA

iii. AnnualPlanTableofConten ts

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupportingdocuments availableforpublicinspection .

TableofContents

Page#

AnnualPlan

i. ExecutiveSummary

AttachmentA

ii. Tableo fContents

1

1. HousingNeeds

8

2. FinancialResources

13

3. PoliciesonEligibility,SelectionandAdmissions

14

4. RentDeterminationPolicies

24

5. OperationsandManagementPolicies

28

- 6. Grievance Procedures
30
- 7. Capital Improvement Needs
31
- 8. Demolition and Disposition
33
- 9. Designation of Housing
34
- 10. Conversions of Public Housing
35
- 11. Homeownership
36
- 12. Community Service Programs
38
- 13. Crime and Safety
41
- 14. Pets (Inactive for January 1 PHAs)
43
- 15. Civil Rights Certifications (included with PHA Plan Certifications)
43
- 16. Audit
43
- 17. Asset Management
43
- 18. Other Information
44

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY2000 Capital Fund Program Annual Statement
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled O NLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

| List of Supporting Documents Available for Review | | |
|---|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| X | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |
| X | Consolidated Plan for the jurisdiction/in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board -approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents <u>X</u> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| | Schedule of flat rents offered at each public housing | Annual Plan: Rent |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | development <u>X</u> check here if included in the public housing A&O Policy | Determination |
| X | Section 8 rent determination (payment standard) policies <u>X</u> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <u>X</u> check here if included in the public housing A&O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures <u>X</u> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| | Approved or submitted public housing home ownership programs/plans | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program ___ check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self - Sufficiency |
| | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self - Sufficiency |
| | Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self - Sufficiency |
| | The most recent Public Housing Drug Elimination Program | Annual Plan: Safety and |

| List of Supporting Documents Available for Review | | |
|--|---|----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Crime Prevention |
| X | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

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

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|----------------|-----------------------|---------------|----------------|-----------------------|-------------|------------------|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI | 2360 | 5 | 5 | 4 | 5 | 4 | 3 |
| Income > 30% but <= 50% of AMI | 1200 | 5 | 5 | 4 | 5 | 4 | 3 |
| Income > 50% but < 80% of AMI | 1883 | 4 | 4 | 4 | 4 | 4 | 5 |
| Elderly | 2206 | 4 | 4 | 4 | 4 | 3 | 3 |
| Families with Disabilities | Not Avail. | 5 | 4 | 4 | 5 | 3 | 3 |
| White | 7602 | 3 | 4 | 4 | 4 | 3 | 3 |
| Black (Non - Hispanic) | 450 | 4 | 4 | 4 | 4 | 4 | 3 |
| Hispanic | 2842 | 4 | 4 | 4 | 4 | 4 | 4 |
| Native American, Asian & Other | 282 | 3 | 4 | 4 | 4 | 3 | 3 |

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study: **City of Hoboken Master Plan**
Indicate year: **1998**
- Other sources: (list and indicate year of information)

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

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

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input checked="" type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 839 | | 138 |
| Extremely low income <= 30% AMI | 800 | 90.7% | 117 |
| Very low income | 46 | 5.7% | 8 |

| Housing Needs of Families on the Waiting List | | | |
|--|-----|-------|---|
| (>30% but <=50% AMI) | | | |
| Low income (>50% but <80% AMI) | 32 | 3.5% | 4 |
| Families with children | 520 | 99% | |
| Elderly families | 167 | 38.8% | |
| Families with Disabilities | 191 | 45.7% | |
| White | 434 | | |
| Black (Non - Hispanic) | 413 | | |
| Native American | 33 | 7.24% | |
| Race/ethnicity | | | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 359 | 61.6% | |
| 2BR | 323 | 38% | |
| 3BR | 150 | 32% | |
| 4BR | 30 | 6.6% | |
| 5BR | 6 | 1.37% | |
| 5+BR | 1 | .27% | |
| Is the waiting list closed (select one)? Yes If yes: How long has it been closed (# of months)? 8 Does the PHA expect to reopen the list in the PHA Plan year? Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No | | | |

C.Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **INTHE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for alleligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- Exceed HUD federal targeting requirements for families at or below 30% of AMI
intenant -based section 8 assistance
- Employ admissions preferences aimed at families with the economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate

these for those funds as one of the following categories: public housing operations, public housing improvements, public housing safety/security, public housing support services, Section 8 tenant assistance, Section 8 support services or other. gcapital -based

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2002 grants) | | |
| a) Public Housing Operating Fund | 4,069,019 | |
| b) Public Housing Capital Fund | 2,861,270 | |
| c) HOPEVI Revitalization | -0- | |
| d) HOPEVI Demolition | -0- | |
| e) Annual Contributions for Section 8 Tenant -Based Assistance | -0- | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | -0- | |
| g) Resident Opportunity and Self - Sufficiency Grants | -0- | |
| h) Community Development Block Grant | -0- | |
| i) HOME | -0- | |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| | | |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | 4,069,019 | |
| | | |
| | | |
| 4. Other income (list below) | 207,193 | |
| | | |
| | | |
| 4. Non -federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | 9,009,819 | |
| | | |

| Financial Resources: Planned Sources and Uses | | |
|--|------------|--------------|
| Sources | Planned \$ | Planned Uses |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
 One to Two
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

b. Wheremayinterestedpersonsapply foradmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentssitemanagementoffice
- Other(listbelow)

c. IfthePHAplanstooperateoneormoresite -basedwaitinglistsinthecomingyear, answereachofthefollowingquestions;ifnot,skiptosubsection **(3)Assignment**

1. Howmanysite -basedwaitinglists willthePHAoperateinthecomingyear?

2. Yes No: AreanyorallofthePHA'ssite -basedwaitinglistsnewforth e upcomingyear(that is, theyarenotpartofapreviously -HUD- approvedsitebasedwaitinglistplan)? Ifyes, howmanylists?

3. Yes No: Mayfamiliesbeonmorethanonelistsimultaneously? Ifyes, howmanylists?

4. Wherecaninterestedpersonsobtainmoreinformationaboutandsignuptobeon thesite -basedwaitinglists(selectallthatapply)? **N/A**

- PHAmainadministrativeoffice
- AllPHAdevelopmentmanagementoffices
- Managementofficesatdevelopmentswithsite -basedwaitinglists
- Atthedevelopmenttowhichtheywouldliketoapply
- Other(listbelow)

(3)Assignment

a. Howmanyvacantunitchoicesareapplicantsoordinarilygivenbeforetheyf alltothe bottomoforareremovedfromthewaitinglist?(selectone)

- One
- Two
- ThreeorMore

b. Yes No: Isthispolicyconsistentacrossallwaitinglisttypes?

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

Working families and those unable to work because of age or disability

Veterans and veterans' families

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of the choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing
- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preference s (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- Hoboken Police Officers and Firemen (Active or retired).

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) development sites to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

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

____ Other(list policies and development targeted below)

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

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

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

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

- ____ Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
Andrew Jackson Gardens
Harrison Gardens

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

- Not applicable: results of analysis did not indicate a need for such efforts
- ____ List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- ____ Criminal and drug -related activity, more extensively than required by law or regulation
- ____ More general screening than criminal and drug -related activity (list factors below)

____ Other(listbelow)

b. Yes ___ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes ___ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ___ Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug -related activity

____ Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant assistance waiting list merged? (select all that apply) _____ -based

None

____ Federal public housing

____ Federal moderate rehabilitation

____ Federal project -based certificate program

____ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant assistance? (select all that apply) _____ -based

PHA main administrative office

____ Other (list below)

(3) Search Time

a. Yes ___ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Extensions: A family may request an extension of the Certificate/Voucher time period. All requests for extensions must be received prior to the expiration of the

Certificate/Voucher. Extensions are permissible at the discretion of the Authority up to a maximum of 120 days, primarily for the reason:

*Extenuating circumstances such as hospitalization or a family emergency for an individual within the initial sixty-day period.

Verification is required.

*The Authority is satisfied that the family has made reasonable effort to locate a unit, including seeking the assistance of the Authority, throughout the initial sixty-day period. A completed search record is required.

*The family was prevented from finding a unit due to disability accessibility requirements. The Search Record is part of the required verification.

The Authority grants extensions in one or more increments. Unless approved by the Executive Director, no more than two extensions of thirty days or less will be granted. The Authority will not request HUD approval to extend Certificate or Voucher beyond an additional sixty days.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admission to the section 8 program of families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) **Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 0 Substandard housing
- 13 Homelessness
- 113 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5.IfthePHAplanstoemploypreferencessfor“residentstwholiveand/orworkinthe jurisdiction”(selectone)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6.Relationshipofpreferencesto incometargeting requirements:(selectone)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5)SpecialPurposeSection8AssistancePrograms

a.Inwhichdocumentsorotherreferencematerialsarethepoliciesgoverningeligibility, selection,andadmissionstoanyspecial -purposesection8programadministeredby thePHAcontained?(selectallthatapply)

- TheSection8AdministrativePlan
 Briefingsessionsandwrittenmaterials
 Other(listbelow)

b. HowdoesthePHAannouncetheavailabilityofanyspecial -purposesection8 programstothepublic?

- Throughpublishednotices
 Other (listbelow)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

(1)IncomeBasedRentPolicies

DescribethePHA’s incomebasedrentsettingpolicy/iesforpublichousingusing,includingdiscretionary (thatis,notrequiredbystatuteorregulation)incomedisregardsandexclusions,intheappropriatespaces below.

a.Useofdiscretionarypolicies:(selectone)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

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

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

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

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

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

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?
(select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are repayment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burden of assisted families
- Other (list below)

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

An organization chart showing the PHA's management structure and organization is attached. **See Attachment .**

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|---|--------------------------|
| Public Housing | 1353 | 270 |
| Section 8 Vouchers | 317 | 20 |
| Section 8 Certificates | | |
| Section 8 Mod Rehab | | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | | |
| Public Housing Drug Elimination Program (PHDEP) | | |
| | | |
| Other Federal Programs (list individually) | | |
| | | |
| | | |

C. Management and Maintenance Policies

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

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

- Admissions and Continued Occupancy Policy
- Pet Policy
- Pest Control Policy
- Maintenance Policy
- Facilities Use Policy

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -

based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

PHA main administrative office

Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plans submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

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

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

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

7. Coverage of action (select one)
 Part of the development
 Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

| Conversion of Public Housing Activity Description |
|--|
| 1a. Development name: |
| 1b. Development (project) number: |
| 2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below) |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) |
| 4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) |

| |
|--|
| <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below) |

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

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

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

PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|--|
| 1a. Development name: 1b. Development (project) number: |
| 2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) |
| 5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

b. PHA established eligibility criteria

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

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social Self-Sufficiency Programs

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

| Services and Programs | | | | |
|--|----------------|--|--|--|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office/ PHA main office/ other provider name) | Eligibility (public housing or section 8 participants or both) |
| | | | | |
| | | | | |
| | | | | |
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| | | | | |
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| | | | | |
|--|--|--|--|--|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|---|--|--|
| Program | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |
| Section 8 | | |

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section8OnlyPHAsmayskiptocomponent15.HighPerformingandsmallPHAsthatareparticipatingin PHDEPandaesubmittingaPHDEPPlanwiththisPHAPlanmayskiptosub-componentD.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents(select allthatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorall ofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower-levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionsto improvesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround” publichousingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrug programs
- Other(describellow)

1. Whichdevelopmentsaremostaffected?(listbelow)

AndrewJacksonGardens

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

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

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

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

Andrew Jackson Gardens

C. Coordination between PHA and the police

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

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

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

Andrew Jackson Gardens

Harrison Gardens

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFRPart903.79(n)]

See attached.

15. Civil Rights Certifications

[24CFRPart903.79(o)]

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

16. Fiscal Audit

[24CFRPart903.79(p)]

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

17. PHA Asset Management

[24CFRPart903.79(q)]

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

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

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

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached as Attachment (Filename) See Attached

Provided below:

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

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

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

Other: (list below)

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

1. X Yes ___ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. X Yes ___ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

X Candidates were nominated by resident and assisted family organizations

___ Candidates could be nominated by any adult recipient of PHA assistance

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

___ Other:(describe)

b. Eligible candidates:(select one)

- Any recipient of PHA assistance
- ___ Any head of household receiving PHA assistance
- ___ Any adult recipient of PHA assistance
- ___ Any adult member of a resident or assisted family organization
- ___ Other(list)

c. Eligible voters:(select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction:(provide name here) Hudson County

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

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

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

D. Other Information Required by HUD

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

Attachments

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

Attachment A

HOBOKEN HOUSING AUTHORITY AGENCY PLAN -EXECUTIVE SUMMARY -

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

As indicated, the Authority has adopted the following mission of HUD: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The plans, statements and policies set forth and/or referenced in this Plan all lead toward the accomplishment of the Authority's goals and objectives as outlined under Section B of the 5-Year Plan. The highlights of the major initiatives of the Authority's Agency Plan are as follows:

1. The Authority seeks to continue its outreach program to attract new landlords to participate in the Section 8 program.
2. The Authority seeks to apply for additional rental vouchers in order to provide assistance to more participants.
3. The Authority seeks to maintain public housing vacancies at below one percent via effective maintenance and management policy so as to maximize the number of units on-line.
4. The Authority seeks to extensively renovate/modernize public housing sites in order to provide more suitable housing to residents.
5. The Authority seeks to continue to improve upon relations between residents and the Administration.

Attachment B

Five Year Plan: Progress Statement

The Hoboken Housing Authority has made the following progress in meeting its stated mission and goals as expressed in the previously submitted Agency Plan for FY2000.

- * The Authority has completed necessary improvements/renovations in accordance with its Five Year Plan for Capital Fund spending. Additional improvements (roof, windows and facade) are ongoing.
- * The Authority has maintained its vacancy rate in public housing at or under one percent, so as to maximize the availability of public housing.
- The Authority has improved relations with the Resident Advisory Board which has undertaken a more active role in Authority policy and decision-making.

Attachment C

Summary of Policy and Program Changes

The Hoboken Housing Authority has made no major changes to the policies and programs referenced in FY2000 Agency Plan with the following exception(s):

- The Authority has increased its Section 8 FMR to 120% in order to better reflect the Hoboken rental market and offer more housing options.

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

Part 1: Summary

PHAName: HOUSING AUTHORITY OF THE CITY OF HOBOKEN Grant Type and Number NJ39P015501-01 Federal FY of Grant 2001
 Capital Fund Program:

Capital Fund Program
 Replacement Housing Factor Grant No:

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 06/30/01
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|--|----------------------|-----------|-------------------|---------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non - CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | 631,528.00 | | 631,528.00 | 468,624.93 |
| 4 | 1410 Administration | 230,000.00 | | 230,000.00 | 133,050.96 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 211,270.00 | | 211,270.00 | 133,050.96 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 100,000.00 | | 100,000.00 | 78,133.68 |
| 10 | 1460 Dwelling Structures | 1,296,925.00 | | 1,296,925.00 | 717,622.52 |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | 38,000.00 | | 38,000.00 | 14,662.00 |
| 12 | 1470 Nondwelling Structures | 353,000.00 | | 353,000.00 | 159,607.72 |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1498 Mod Used for Development | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 2,8 | 61,270.00 | 2,8 61,270.00 | 1, 710,300.41 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | | | | |
| 23 | Amount of line 20 related to Security | 586,528.00 | | 586,528.00 | 419,905.00 |
| 24 | Amount of line 20 related to Energy Conservation Measures | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Ho
Part II: Supporting Pages

using Factor (CFP/CFPRHF)

PHAName: HOUSING AUTHORITY OF THE CITY OF HOBOKEN Grant Type and Number NJ39P015501-01

Federal FY of Grant: 2001

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories No. | Dev. | Quantity Acct | Total Estimated Cost | | Total Actual Cost Status of Proposed Work | | |
|--|---|------|------------------|----------------------|-------------|---|------------------|------------------|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| NJ15-1 Andrew Jackson | A&E Fees | | 1430 | 150,000.00 | 150,000.00 | 133,050.96 | Work in Progress | |
| | Site Improvements | | 1450 | 25,000.00 | 25,000.00 | 78,134.00 | Complete | |
| | Parking Facility | | 1450 | 25,000.00 | 25,000.00 | | | |
| | Lead Paint Contract | | 1460 | 0.00 | 0.00 | 35,441.00 | Complete | |
| | Sprinkler System | | 1460 | 110,000.00 | 110,000.00 | 56,910.00 | Work in Progress | |
| | Bathroom/Compactor Replace. | | 1460 | 221,367.00 | 221,367.00 | 92,379.00 | Work in Progress | |
| | Roof & Facades | | 1460 | 250,000.00 | 250,000.00 | 92,463.00 | Work in Progress | |
| | Boiler Replacement | | 1460 | 103,500.00 | 103,500.00 | 60,876.00 | Work in Progress | |
| | Vacant Apartment Upgrade | | 1460 | 7,950.00 | 7,950.00 | 7,950.00 | Completed | |
| | Elevator Overhaul | | 1460 | 604,108.00 | 604,108.00 | 362,188.00 | Work in Progress | |
| Upgrade Central Mailroom Harrison CCTV | | | 1470 | 334,400.00 | 334,400.00 | 140,993.00 | Complete | |
| | | | 1470 | 18,675.00 | 18,675.00 | 18,675.00 | Complete | |
| NJ15 -2 Christopher Columbus Gardens | Appliances | | 1465 | 38,000.00 | 38,000.00 | 14,662.00 | Work in Progress | |
| | A&E Fees | | 1430 | 50,000.00 | 50,000.00 | 0.00 | | |
| | Site Improvements | | 1450 | 25,000.00 | 25,000.00 | 0.00 | | |
| | Major Plumbing | | 1460 | | | 9,415.00 | Work in Progress | |
| NJ15 -3 Harrison Gardens | | | | | | | | |
| HHA-Wide | Office Furniture | | 1408 | 100% | 2,000.00 | 2,000.00 | 1,632.00 | Work in Progress |
| | Upgrading Computer Program | | 1408 | 100% | 40,000.00 | 40,000.00 | 43,773.00 | Completed |
| | Travel/Training | | 1408 | 100% | 3,000.00 | 3,000.00 | 3,315.00 | Completed |
| | Security Guards | | 1408 | 100% | 586,528.00 | 586,528.00 | 419,905.00 | Work in Progress |
| | Administration | | 1410 | 100% | 2 30,000.00 | 2 30,000.00 | 133,050.96 | Work in Progress |

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

PHAName: HOUSING AUTHORITY CITY OF
HOBOKEN

Grant Type and Number NJ39P015501-01

Federal FY of Grant:

2001

Capital Fund Program #:

Capital Fund Program Replacement Housing Factor #:

Reasons for Revised Target Dates

| Development Number Name/HA -Wide Activities | All Fund Obligated (Quart Ending Date) | | Actual | All Funds Expended (Quarter Ending Date) | | Actual |
|---|---|---------|----------|---|---------|----------|
| | Original | Revised | | Original | Revised | |
| NJ15 -1 Andrew Jackson | 01/31/01 | | 12/31/00 | 09/30/02 | | 12/31/00 |
| NJ15 -2 Christopher Columbus Gardens | 01/31/01 | | 12/31/00 | 09/30/02 | | 06/30/01 |
| NJ15 -3 Harrison Gardens | 01/31/01 | | 12/31/00 | 09/31/02 | | 12/31/00 |
| PHAWide | 06/31/01 | | 12/31/00 | 09/30/02 | | 12/31/00 |

Annual Statement/Performance and Evaluation Report

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

Part 1: Summary

PHAName: HOUSING AUTHORITY OF THE CITY OF HOBOKEN Grant Type and Number NJ39P015501-02 Federal FY of Grant 2002
 Capital Fund Program:

Capital Fund Program Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/01 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total | Estimated Cost Original Revised | Total Actual Cost Obligated | Expended |
|----------|---|-------|---------------------------------|-----------------------------|----------|
| 1 | Total Non - CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | 714,000.00 | 714,000.00 | 0.00 |
| 4 | 1410 Administration | | 230,000.00 | 230,000.00 | 0.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | 75,000 .00 | 75 ,000.00 | 0 .00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | 25,000.00 | 25,000.00 | 0 .00 |
| 10 | 1460 Dwelling Structures | | 405,000.00 | 405,000 .00 | 0 .00 |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | 25,000.00 | 25,000.00 | 0.00 |
| 12 | 1470 Non dwelling Structures | | 1,092 ,362.00 | 1,092 ,362.00 | 0.00 |
| 13 | 1475 Non dwelling Equipment | | 70,000.00 | 70,000.00 | 0.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1498 Mod Used for Development | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 -19) | 2, | 636,362.00 | 2,636,362.00 | 0 .00 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | | | | |
| 23 | Amount of line 20 related to Security | | 650,000.00 | 650,000. 00 | 0.00 |
| 24 | Amount of line 20 related to Energy Conservation Measures | | | | |

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHAName: HOUSING AUTHORITY OF THE CITY OF HOBOKEN Grant Type and Number NJ39P015501-02 Federal FY of Grant 2002

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories No. | Dev. | Quantity Acct | Total Estimated Cost | | Total Actual Cost Status of Proposed Work | |
|--|---|------|------------------|----------------------|------------|---|----------------|
| | | | | Original | Revised | Funds Obligated | Funds Expended |
| NJ15-1 Andrew Jackson | A&E Fees | | 1430 | 75,000.00 | 75,000.00 | | |
| | Site Improvements | | 1450 | 25,000.00 | 25,000.00 | | |
| | Cabinet Replacement | | 1460 | 100,000.00 | 100,000.00 | | |
| | Elevator Overhaul | | 1460 | 100,000.00 | 100,000.00 | | |
| | New Baseball Field | | 1470 | 832,362.00 | 832,362.00 | | |
| | Resident Training Room (Fox) 1470 | | | 60,000.00 | 60,000.00 | | |
| | Community Center (Financing) 1470 | | | 200,000.00 | 200,000.00 | | |
| NJ15-2 Christopher Columbus Gardens | Appliances | | 1465 | 25,000.00 | 25,000.00 | | |
| NJ15-3 Harrison Gardens | Ramp Replacement | | 1460 | 60,000.00 | 60,000.00 | | |
| NJ15-5 Fox Hill Gardens | Balcony Rehab. | | 1460 | 145,000.00 | 145,000.00 | | |
| HHA-Wide | Office Furniture | | 1408 | 100% | 4,000.00 | 4,000.00 | |
| | Program Upgrading | | 1408 | 100% | 40,000.00 | 40,000.00 | |
| | Travel/Training | | 1408 | 100% | 20,000.00 | 20,000.00 | |
| | Security Guards | | 1408 | 100% | 650,000.00 | 650,000.00 | |
| | Administration | | 1410 | 100% | 230,000.00 | 230,000.00 | |
| | Maintenance Equipment | | 1475 | 100% | 10,000.00 | 10,000.00 | |
| Maintenance Vehicle | | 1475 | 100% | 60,000.00 | 60,000.00 | | |

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

PHAName: HOUSING AUTHORITY CITY OF
HOBOKEN

Grant Type and Number NJ39P015501-02

Federal FY of Grant: 2002

Capital Fund Program#:

Capital Fund Program Replacement Housing Factor#:

Reasons for Revised Target Dates

| Development Number Name/HA -Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | Actual |
|---|---|---------|----------|---|---------|----------|
| | Original | Revised | Actual | Original | Revised | |
| NJ15 -1 Andrew Jackson | 01/31/01 | | 12/31/00 | 09/30/02 | | 12/31/00 |
| NJ15 -2 Christopher Columbus Gardens | 01/31/01 | | 12/31/00 | 09/30/02 | | 06/30/01 |
| NJ15 -3 Harrison Gardens | 01/31/01 | | 12/31/00 | 09/31/02 | | 12/31/00 |
| PHAWide | 06/31/01 | | 12/31/00 | 09/30/02 | | 12/31/00 |

Attachment F

HOBOKEN RESIDENT ADVISORY BOARD

RECOMMENDATIONS:

Meeting Date: June 19, 2001

Advisory Board Comments :

1. The majority of residents expressed displeasure and concern with the recent mandate to allow for pets in public housing and favored a restrictive Pet Policy.
2. Residents had the opportunity to review the Authority's Grievance Policy which is kept on file at the Main Office.
3. Residents had the opportunity to review the proposed spending of Capital Fund monies and suggested the following improvements/renovations be included in the Five -Year Action Plan: repainting of senior/disabled apartments; construction of new mailroom; new telephone wiring; elevator repair; update security monitoring system; screens on windows; covering the sprinkler systems; installing parking lot arm gates to control traffic; replacement of kitchen cabinets; individual building intercom systems; painting of hallways; replacement of closet doors; repair drop ceilings and implement additional security patrols.

Authority's Response :

1. With regard to the Pet Policy, the Authority indicated that it already has in place a comprehensive Pet Policy with reasonable restrictions as allowed under HUD regulations.
2. Residents' suggestions and concerns with regard to necessary improvements/renovations were considered and several items were in fact incorporated into the Authority's Five -Year Action Plan for Capital Fund Spending. Other items will be addressed by the Authority's maintenance staff.
3. Extensive efforts have been made by the Authority (in the form of several meetings and telephone conferences and the distribution of information) to keep residents involved in the preparation of the Annual and Five -Year Plan, and to foster open communications between the Authority and the Residents. Authority-Resident relations have improved significantly over the past year.

AttachmentG

MembershipofResidentAdvisoryBoard

JacksonGardensSouth

President: LyndaWalker
VicePresident: ElizabethSerrano

JacksonGardensNorth

President: JeanRodriguez
VicePresident: MargieBiar

HarrisonGardens

President: LillianDortch
VicePresident: WilfredMclean

ColumbusGardens

President: JosephDimondi
VicePresident: JulioCorrea

MonroeGardens

President: HelenSteranza

FoxHillGardens

President: SaraCusimano
VicePresident: JohnSmith

AdamsGardens

President: MillyTyrone

Section8Participant

MaribelOtero

AttachmentH

ResidentMembershiponthePHAGoverningBoard

TheHobokenHousingAuthorityisawareoftherecentlyenactedHUDregulations requiring PHA 's to include at least one resident on their governing board. The Authority currently has two (2) public housing residents on its Board of Commissioners:

- 1. ArletteBraxton: AppointedbyMayor
Term: November,1999 -May,2004**
- 2. JeanRodriguez: AppointedbyCityCouncil
Term: May,2001 -May2006**
- 3. LindaWalker:AppointedbyCityCouncil
Term:July,2001 -July2006**

NextBoardpositionavailable:positioncurrentlyavailable

Attachment I

Component 3,(6) Deconcentration and Income Mixing

- a. Yes No: **Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.**
- b. Yes No: **Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.**

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

| Development Name: | Number of Units | Explanation (if any) [see step 4 at §903.2(c)(1)(iv)] |
|--------------------------|------------------------|--|
| | | Deconcentration policy (if no explanation) [see step 5 at |

DECONCENTRATION POLICY

It is the Hoboken Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bring higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting lists to reach other families with lower of high income. We will accomplish this in a uniform and non discriminatory manner.

The Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income residents will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income level of families on the applicable waiting list(s). Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to be implemented.

DECONCENTRATION INCENTIVES

The Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

AttachmentJ
HOBOKENHOUSINGAUTHORITY
MANAGEMENTSTRUCTURE/ORGANIZATION
July,200 2

AttachmentK

CONSISTENCYWITHCONSOLIDATEDPLAN

The Hoboken Housing Authority's Agency Plan I s Consistent With the County's ConsolidatedPlanInThat:

1. The Authority has made efforts to attract potential landlords to participate in Section 8 Program in ordertobroadenthe selectionofhousingoptions..
2. The Authority seeks to maintain public hous ing vacancies at below one percent via effective maintenance and management policy in order to minimize the number of off -line units and maximize housing choices.
3. The Authority seeks to continue extensive renovation to public housing sites in order to pr ovide more suitable housing to residents.

AttachmentL

PHACRITERIAFORAMENDMENTSTOPLAN

Pursuant to applicable HUD regulations, a PHA may change or modify its Annual and Five -Year Plans and the policies described therein. However, any “significant amendment or modification ” to the Annual Plan and any “substantial deviations”fromtheFive -YearPlanwouldrequirethatthePHAsubmitarevisedPlan that has met full public process requirements, including Resident Advisory Board review.

The Hoboken H ousing Authority will consider the following to be “significant amendmentsormodifications ”:

- * changes to Rent or Admissions Policies or organization of the Waiting List;
- * changestoOperationsandManagementPolicies
- * changestoGrievanceProcedur es
- * additions of non -emergency work items (items not included in the current Annual Statement or 5 -Year Action Plan) or change in use of replacementreservefundsundertheCapitalFund
- * additionsofnewactivitiesnotincludedinthecurrentPHDEPPlan
- * any change with regard to Demolition or Disposition, Designation, HomeownershipprogramsorConversionactivities.

The Hoboken Housing Authority will consider the following to constitute a “substantialdeviation ”fromtheFive -YearPlan:

- * Any modifica tion to the PHA ’s mission statement or any substantial modificationtothePHA ’sgoalsand/orobjectives.

An exception to these definitions will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be consideredsubstantialdeviationsorsignificantamendmentsbytheAuthority.

AttachmentM

SummaryofPetPolicy

InaccordancewiththenewHUDregulations,implementingSection31oftheU.S. Housing Act of 1937, theHobokenHousing Authority has adopted a formal Pet Policy permittingpublichousingresidentsingeneraloccupancydevelopmentstoownpets.As expressed in the said Pet Policy, pet ownership is subject to the following “reasonable requirements”:

- 1. Limitations on the size of the pet and the number of pets permitted in a given unit**
- 2. Issuance of Pet Permit and payment of fee**
- 3. Procurement of Insurance policy for liability and property damage**
- 4. Registration of pet with municipality**
- 5. Posting of security deposit for damage done by pet to apartment**
- 6. Inspection of apartment, upon notice, to ensure compliance**