

Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) 1999 **Part I: Summary**

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

OMB Approval No. 2577-0157 (7/98)

HA Name <b>Housing Authority of the City of Jersey City</b>	Comprehensive Grant Number: <b>NJ 39P00970899</b>	FFY of Grant Approval: <b>1999</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement/Revision Number: 3  
 Performance and Evaluation Report for Program Year Ending: 1/31/03     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>2</sup>	
		Original	Revised <sup>1</sup>	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	\$0	\$0	\$0	
3	1408 Management Improvements	\$1,408,000	\$1,278,446	\$1,278,446	\$1,137,281
4	1410 Administration	\$930,481	\$1,060,035	\$1,060,035	\$1,060,035
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs (Inspections)	\$0			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$1,067,000	\$1,624,550	\$1,624,550	\$1,217,371
10	1460 Dwelling Structures	\$4,378,000	\$4,564,214	\$4,564,214	\$3,226,816
11	1465.1 Dwelling Equipment-Nonexpendable	\$132,000	\$190,126	\$190,126	\$139,820
12	1470 Nondwelling Structures	\$901,000	\$117,377	\$117,377	\$45,317
13	1475 Nondwelling Equipment	\$0			
14	1485 Demolition	\$718,000	\$699,733	\$699,733	\$654,201
15	1490 Replacement Reserve	\$0			
16	1495.1 Relocation Costs	\$0			
17	1498 Mod Used for Development	\$0			
18	1502 Contingency (may not exceed 8% of line 19)	\$0			
<b>19</b>	<b>Amount of Annual Grant (Sum of lines 2-18)</b>	<b>\$9,534,481</b>	<b>\$9,534,481</b>	<b>\$9,534,481</b>	<b>\$7,480,841</b>
20	Amount of line 19 Related to LBP Activities	\$165,000			
21	Amount of line 19 Related to Section 504 Compliance	\$0			
22	Amount of line 19 Related to Security	\$0			
23	Amount of line 19 Related to Energy Conservation Measures	\$0			

Signature of Executive Director & Date:

Signature of Public Housing Director & Date

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Annual Statement/Performance and Evaluation Report

U.S. Department of Housing  
and Urban Development

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Comprehensive Grant Program (CGP) 1999 **Part II: Supporting Pages**

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>JCHA-Wide</b>	1) Strategic Goals: Coordination/Reporting/ Publications A. Staff	1408		\$58,000	\$83,976	\$83,976	\$83,976	100% Complete
				\$58,000	\$83,976	\$83,976		
<b>Management Improvements</b>	2) Achieve Financial Stability & Enhance Management Information Systems A. Asset Management: Staff B. MIS Staff C. In-House Computer Network			\$589,000	\$654,384	\$654,384	\$654,384	100% Complete
				\$589,000	\$654,384	\$654,384		
				\$581,000	\$365,160	\$365,160	\$238,913	
	\$581,000	\$365,160	\$365,160	\$238,913				
<b>HA-Wide Admin</b>	4) Improve Existing Site Conditions A. PHAS/PHMAP Staff B. One-Strike Legal	1410		\$118,000	\$98,000	\$98,000	\$83,082	Ongoing
				\$118,000	\$98,000	\$98,000	\$83,082	
	5) Augment Staff Training & Development A. JCHA Staff B. Strategic Goals Training C. General Staff Training			\$62,000	\$76,926	\$76,926	\$76,926	100% Complete
				\$62,000	\$76,926	\$76,926	\$76,926	
	<b>Total, Management Improvements:</b>			<b>\$1,408,000</b>	<b>\$1,278,446</b>	<b>\$1,278,446</b>	<b>\$1,137,281</b>	
Funding for JCHA Staff for Planning, Coordination, Supervision, Monitoring, Inspection, Legal and Accounting		<b>\$930,481</b>	<b>\$1,060,035</b>	<b>\$1,060,035</b>	<b>\$1,060,035</b>	100% Complete		

Signature of Executive Director & Date:

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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
<b>N.J. 9-01 Lafayette Gardens</b>	<b>Site:</b> Site Improvements (Playground paving, concrete, landscaping)	1450		\$118,000 \$118,000	\$14,192 \$14,192	\$14,192 \$14,192	\$14,192 \$14,192	100% Complete	
	<b>Mechanical and Electrical:</b>	1460							
	Boiler Upgrade/Tube Replacement (FA)			\$35,000	\$15,000	\$15,000	\$11,188	100% Complete	
	Heating/Boiler Refurbishing (FA)			\$35,000	\$74,800	\$74,800	\$74,800	100% Complete	
	Pump Refurb/Zone Control (FA)			\$35,000	\$47,279	\$47,279	\$47,279	100% Complete	
	Interior Steam & Return Line (FA)			\$90,000	\$180,000	\$180,000	\$164,189	100% Complete	
	Interior Sewer Cleaning (FA)			\$25,000	\$22,499	\$22,499	\$22,499	100% Complete	
	Utility Monitoring System (FA)			\$25,000	\$27,376	\$27,376	\$27,376	100% Complete	
	Electric: Upgrade/Rewire Apts. (FA)			\$10,000	\$0	\$0	\$0	Funds transferred	
	Fire Alarm System Upgrade (FA)			\$25,000	\$14,140	\$14,140	\$14,140	100% Complete	
				\$280,000	\$381,094	\$381,094	\$361,471		
	<b>Building Exterior:</b>	1460							
	Roof Repair/Tuckpointing (FA)				\$20,000	\$8,501	\$8,501	\$8,501	100% Complete
	Exterior Security Lighting (FA)				\$30,000	\$70,882	\$70,882	\$70,882	100% Complete
	Building Structural Repair, Bldg. #5				\$28,000 \$78,000	\$9,677 \$89,060	\$9,677 \$89,060	\$9,677 \$89,060	100% Complete
	<b>Dwelling Units:</b>	1460							
	Apartment Windows A/E Design-All Buildings				\$309,000	\$26,310	\$26,310	\$12,275	Ongoing
	Vacancy Refurb				\$0	\$25,000	\$25,000	\$4,308	Ongoing
	LBP Testing/Abatement				\$150,000 \$459,000	\$0 \$51,310	\$0 \$51,310	\$0 \$16,583	Funds Transferred
	<b>Dwelling Equipment:</b>	1465.1							
	Ranges & Refrigerators				\$20,000 \$20,000	\$51,725 \$51,725	\$51,725 \$51,725	\$51,725 \$51,725	100% Completed
	<b>Interior Common Areas:</b>	1460							
	Stair Repair/Replacement				\$200,000	\$115,374	\$115,374	\$97,300	100% Completed
Facility Doors: Interior & Exterior (FA)				\$40,000	\$48,920	\$48,920	\$48,920	100% Completed	
Painting/Plastering Halls/Stairs (FA)				\$35,000 \$275,000	\$1,865 \$166,159	\$1,865 \$166,159	\$1,865 \$148,085	100% Completed	
<b>Site-Wide Facilities:</b>	1470								
Maintenance Shop (Bath Refurb)				\$22,000 \$22,000	\$0 \$0	\$0 \$0	\$0 \$0	Funds transferred	
<b>Total, N.J. 9-01:</b>				<b>\$1,252,000</b>	<b>\$753,540</b>	<b>\$753,540</b>	<b>\$681,116</b>		

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
<b>N.J. 9-02 Marion Gardens</b>	<b>Site</b> Site Improvements (Paving, Concrete, BB Court Surface, Landscape Maint. & Replace)	1450		\$25,000 \$25,000	\$104,890 \$104,890	\$104,890 \$104,890	\$104,890 \$104,890	100% Complete	
	<b>Mechanical and Electrical:</b>	1460		\$40,000 \$20,000 \$0 \$15,000 \$10,000 \$20,000 \$20,000 \$125,000	\$61,550 \$49,442 \$8,760 \$12,678 \$10,544 \$35,958 \$8,531 \$187,463	\$61,550 \$49,442 \$8,760 \$12,678 \$10,544 \$35,958 \$8,531 \$187,463	\$61,550 \$49,442 \$8,760 \$12,678 \$10,544 \$35,958 \$8,531 \$187,463	Ongoing 100% Complete 100% Complete 100% Complete 100% Complete 100% Complete	
	<b>Building Exterior:</b>	1460		\$20,000 \$165,000 \$25,000 \$210,000	\$10,000 \$19,667 \$34,183 \$63,850	\$10,000 \$19,667 \$34,183 \$63,850	\$490 \$19,667 \$24,183 \$44,340	Ongoing 100% Complete Ongoing	
	<b>Dwelling Units</b>	1460		\$30,000 \$10,000 \$244,000 \$100,000 \$384,000	\$50,000 \$20,000 \$294,000 \$38,594 \$402,594	\$50,000 \$20,000 \$294,000 \$38,594 \$402,594	\$0 \$10,090 \$268,548 \$38,594 \$317,232	Ongoing Ongoing Awarded Oct. Bd. Mtg. 100% Complete	
	<b>Dwelling Equipment</b>	1465.1		\$20,000 \$20,000	\$42,005 \$42,005	\$42,005 \$42,005	\$23,441 \$23,441	100% Complete	
	<b>Interior Common Areas</b>	1460		\$25,000 \$50,000 \$170,000 \$245,000	\$69,194 \$3,226 \$185,252 \$257,672	\$69,194 \$3,226 \$185,252 \$257,672	\$49,194 \$3,226 \$0 \$52,420	100% Complete 100% Complete 100% Complete	
	<b>Site-Wide Facilities</b>	1470		\$22,000 \$22,000	\$0 \$0	\$0 \$0	\$93 \$93		
	<b>Total, N.J. 9-02:</b>				<b>\$1,031,000</b>	<b>\$1,058,474</b>	<b>\$1,058,474</b>	<b>\$729,879</b>	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>N.J. 9-03 Booker T. Washington Apts.</b>	<b>Site:</b> Site Improvements (Paving BB & VB Courts) Underground Utility-Steam/Return, Bldg. 2&3	1450		\$125,000 \$305,000 \$430,000	\$61,146 \$638,350 \$699,496	\$61,146 \$638,350 \$699,496	\$61,146 \$476,582 \$537,728	100% Completed 100% Completed
	<b>Mechanical and Electrical:</b> Boiler Upgrade/Tube Replace (FA) Heating/Boiler Refurbishing (FA) Pump Refurb/Zone Control (FA) Interior Steam & Return Line (FA) Interior Sewer Cleaning (FA) Utility Monitoring System (FA) Electric: Upgrade/Rewire Apts. (FA) Fire Alarm System Upgrade (FA)	1460		\$25,000 \$15,000 \$20,000 \$60,000 \$25,000 \$20,000 \$15,000 \$10,000 \$190,000	\$3,528 \$14,753 \$40,682 \$215,328 \$29,110 \$10,902 \$122 \$8,763 \$323,188	\$3,528 \$14,753 \$40,682 \$215,328 \$29,110 \$10,902 \$122 \$8,763 \$323,188	\$3,528 \$14,753 \$40,682 \$183,521 \$29,110 \$10,902 \$122 \$8,763 \$291,381	100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (FA) Facility Masonry Repair (FA) Exterior Security Lighting (FA) Fence Painting (FA) Structural Repair Fire Escapes/Fences: Replace/Refurb/Paint	1460		\$10,000 \$20,000 \$50,000 \$20,000 \$145,000 \$30,000 \$275,000	\$7,632 \$20,980 \$30,000 \$17,378 \$26,906 \$30,000 \$132,896	\$7,632 \$20,980 \$30,000 \$17,378 \$26,906 \$30,000 \$132,896	\$7,632 \$20,980 \$6,662 \$17,378 \$9,745 \$26,393 \$88,790	100% Completed 100% Completed Ongoing Ongoing Ongoing Ongoing
	<b>Dwelling Units:</b> Domestic Hot Water Tank Replacement LBP Abatement	1460		\$92,000 \$0 \$92,000	\$92,000 \$10,615 \$102,615	\$92,000 \$10,615 \$102,615	\$74,348 \$10,615 \$84,963	Ongoing
	<b>Dwelling Equipment:</b> Ranges and Refrigerators	1465.1		\$20,000 \$20,000	\$20,000 \$20,000	\$20,000 \$20,000	\$14,132 \$14,132	Ongoing
	<b>Interior Common Areas:</b> Facility Doors: Interior/Exterior (FA)	1460		\$30,000 \$30,000	\$20,000 \$20,000	\$20,000 \$20,000	\$0 \$0	Ongoing
	<b>Site-Wide Facilities</b> Maintenance Shop Bathroom Refurb Paint Halls/Stairways	1470		\$22,000 \$22,000	\$0 \$12,927 \$12,927	\$0 \$12,927 \$12,927	\$0 \$12,927 \$12,927	Funds transferred 100 % Complete
	<b>Total, N.J. 9-03:</b>			<b>\$1,059,000</b>	<b>\$1,311,122</b>	<b>\$1,311,122</b>	<b>\$1,029,921</b>	

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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>N.J. 9-07 Booker T. Washington Annex</b>	<b>Site:</b> Site Improvements (Safety Surface, Play Equipment)	1450		\$87,000 \$87,000	\$0 \$0	\$0 \$0	\$0 \$0	Funds transferred
	<b>Mechanical and Electrical:</b> Interior Steam/Return Line (FA) Interior Sewer Cleaning (FA) Utility Monitoring System (FA) Fire Alarm System Upgrade (FA) Electric Service	1460		\$10,000 \$5,000 \$5,000 \$5,000 \$0 \$25,000	\$10,000 \$5,000 \$5,000 \$5,000 \$34,470 \$59,470	\$10,000 \$5,000 \$5,000 \$5,000 \$34,470 \$59,470	\$9,382 \$0 \$0 \$0 \$10,105 \$19,487	Ongoing Ongoing Ongoing Ongoing Ongoing
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (FA) Exterior Security Lighting (FA) Fire Escapes: Replace/Refurb/Paint	1460		\$5,000 \$10,000 \$10,000 \$25,000	\$5,000 \$10,000 \$10,000 \$25,000	\$5,000 \$10,000 \$10,000 \$25,000	\$0 \$0 \$0 \$0	Ongoing Ongoing Ongoing
	<b>Dwelling Units:</b> Apartment Painting (FA) Plumbing: Stack/Basement Pipe Replace LBP Testing/Abatement	1460		\$5,000 \$85,000 \$15,000 \$105,000	\$5,000 \$85,000 \$10,000 \$100,000	\$5,000 \$85,000 \$10,000 \$100,000	\$1,966 \$57,077 \$4,444 \$63,487	Ongoing Ongoing Ongoing
	<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$5,000 \$5,000	\$5,000 \$5,000	\$5,000 \$5,000	\$4,003 \$4,003	
	<b>Interior Common Areas:</b> Facility Doors: Interior & Exterior (FA) Painting Hall/Stairs (FA) Plastering Work Items (FA)	1460		\$5,000 \$5,000 \$5,000 \$15,000	\$10,953 \$5,000 \$5,000 \$20,953	\$10,953 \$5,000 \$5,000 \$20,953	\$10,953 \$0 \$0 \$10,953	100% Complete
	<b>Site-Wide Facilities:</b> None	1470		\$0	\$0	\$0	\$0	
	<b>Total, N.J. 9-07:</b>			<b>\$262,000</b>	<b>\$210,423</b>	<b>\$210,423</b>	<b>\$97,930</b>	

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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>N.J. 9-04 Hudson Gardens</b>	<b>Site:</b> Site Improvements (BB Court, Façade-Bldg. #1, Trash Enclosures)	1450		\$97,000 \$97,000	\$73,600 \$73,600	\$73,600 \$73,600	\$73,600 \$73,600	100% Complete
	<b>Mechanical and Electrical:</b>	1460						
	Heating/Boiler Reurb (FA)			\$15,000	\$15,000	\$15,000	\$14,613	Ongoing
	Pump Refurb/Zone Control (FA)			\$20,000	\$36,470	\$36,470	\$36,470	100% Complete
	Interior Steam & Return Line (FA)			\$30,000	\$64,262	\$64,262	\$64,262	100% Complete
	Interior Sewer Cleaning (FA)			\$15,000	\$15,000	\$15,000	\$9,131	Ongoing
	Fire Alarm System Upgrade (FA)			\$8,000	\$8,000	\$8,000	\$6,722	Ongoing
	Utility Monitoring System (FA)			\$10,000	\$10,000	\$10,000	\$7,927	Ongoing
				\$98,000	\$148,732	\$148,732	\$139,125	
	<b>Building Exterior:</b>	1460						
	Roof Repair/Tuckpointing (FA)			\$10,000	\$8,841	\$8,841	\$2,229	Ongoing
	Facility Masonry Repair (FA)			\$10,000	\$5,000	\$5,000	\$3,988	Ongoing
	Exterior Security Lighting (FA)			\$10,000	\$13,142	\$13,142	\$13,142	100% Complete
				\$30,000	\$26,983	\$26,983	\$19,359	
	<b>Dwelling Units:</b>	1460						
	Apartment Windows, Bldg. #2			\$269,000 \$269,000	\$269,000 \$269,000	\$269,000 \$269,000	\$4,088 \$4,088	Ongoing
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges and Refrigerators			\$10,000 \$10,000	\$10,000 \$10,000	\$10,000 \$10,000	\$3,941 \$3,941	Ongoing
	<b>Interior Common Areas:</b>	1460						
	Facility Doors: Exterior/Interior (FA)			\$10,000	\$55,678	\$55,678	\$55,678	100% Complete
Painting/Plastering Hall/Stairs (FA)			\$20,000	\$9,057	\$9,057	\$9,057	100% Complete	
			\$30,000	\$64,735	\$64,735	\$64,735		
<b>Site-Wide Facilities:</b>	1470							
Manager's Office			\$0	\$0	\$0	\$0	Funds transferred	
Maintenance Shop Bathroom Refurb			\$22,000 \$22,000	\$0 \$0	\$0 \$0	\$0 \$0	Funds transferred	
<b>Total, N.J. 9-04:</b>				<b>\$556,000</b>	<b>\$593,050</b>	<b>\$593,050</b>	<b>\$304,848</b>	

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<b>N.J. 9-05 Holland Gardens</b>	<b>Site:</b> Site Improvements (Playground Safety Surface)	1450		\$40,000 \$40,000	\$42,387 \$42,387	\$42,387 \$42,387	\$1,581 \$1,581	Ongoing
	<b>Mechanical and Electrical:</b>	1460						
	Heating/Boiler Refurbishing (FA)			\$15,000	\$23,864	\$23,864	\$23,864	100% Complete
	Pump Refurb/Zone Control (FA)			\$15,000	\$19,026	\$19,026	\$19,026	100% Complete
	Interior Steam & Return Line (FA)			\$25,000	\$65,070	\$65,070	\$65,070	100% Complete
	Interior Sewer Cleaning (FA)			\$25,000	\$13,763	\$13,763	\$13,763	100% Complete
	Utility Monitoring System (FA)			\$10,000	\$6,868	\$6,868	\$6,868	100% Complete
	Fire Alarm System Upgrade (FA)			\$7,000	\$6,457	\$6,457	\$6,457	100% Complete
				\$97,000	\$135,048	\$135,048	\$135,048	
	<b>Building Exterior:</b>	1460						
	Roof Repair/Tuckpointing (FA)			\$15,000	\$7,796	\$7,796	\$7,796	100% Complete
	Facility Masonry Repair (FA)			\$10,000	\$18,436	\$18,436	\$18,436	100% Complete
	Exterior Security Lighting (FA)			\$10,000	\$8,298	\$8,298	\$8,298	100% Complete
				\$35,000	\$34,530	\$34,530	\$34,530	
	<b>Dwelling Units:</b>	1460						
	Vacancy Refurb			\$0	\$5,000	\$5,000	\$4,478	Ongoing
	Apartment Windows, Bldg. #1			\$269,000	\$265,723	\$265,723	\$4,273	Ongoing
				\$269,000	\$270,723	\$270,723	\$8,751	
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges & Refrigerators			\$10,000	\$9,340	\$9,340	\$9,340	100% Complete
			\$10,000	\$9,340	\$9,340	\$9,340		
<b>Interior Common Areas:</b>	1460							
Facility Doors: Interior & Exterior (FA)			\$15,000	\$28,270	\$28,270	\$28,270	100% Complete	
Painting Hall/Stairs (FA)			\$15,000	\$8,643	\$8,643	\$8,643	100% Complete	
			\$30,000	\$36,913	\$36,913	\$36,913		
<b>Site-Wide Facilities:</b>	1470							
Maintenance Shop Bathroom Refurb			\$25,000	\$0	\$0	\$0	Funds transferred	
			\$25,000	\$0	\$0	\$0		
<b>Total, N.J. 9-05:</b>				<b>\$506,000</b>	<b>\$528,941</b>	<b>\$528,941</b>	<b>\$226,163</b>	

Signature of Executive Director & Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

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

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

OMB Approval No. 2577-0157 (7/98)

Comprehensive Grant Program (CGP) 1999 Part II: Supporting Pages

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
<b>N.J. 9-06 Montgomery Gardens</b>	<b>Site:</b> Site Improvements	1450		\$250,000	\$634,715	\$634,715	\$467,391	Ongoing	
				\$250,000	\$634,715	\$634,715	\$467,391		
	<b>Mechanical and Electrical:</b>								
	Boiler Upgrade/Tube Replacement (FA)	1460		\$30,000	\$40,378	\$40,378	\$40,378	100% Complete	
	Pump Refurb/Zone Control (FA)			\$30,000	\$55,828	\$55,828	\$55,828	100% Complete	
	Interior Steam/Return Line (FA)			\$30,000	\$31,481	\$31,481	\$31,481	100% Complete	
	Interior Sewer Cleaning (FA)			\$35,000	\$27,822	\$27,822	\$27,822	100% Complete	
	Compactor System Refurb (FA)			\$20,000	\$44,588	\$44,588	\$44,588	100% Complete	
	Utility Monitoring System (FA)			\$30,000	\$15,349	\$15,349	\$15,349	100% Complete	
	Electric: Upgrade/Rewire Apts. (FA)			\$15,000	\$59	\$59	\$59	100% Complete	
	Fire Alarm System Upgrade (FA)			\$20,000	\$14,739	\$14,739	\$14,739	100% Complete	
				\$210,000	\$230,244	\$230,244	\$230,244		
	<b>Building Exterior:</b>								
	Roof Repair/Tuckpointing (FA)	1460		\$20,000	\$20,000	\$20,000	\$2,856	Ongoing	
	Exterior Security Lighting (FA)			\$15,000	\$8,694	\$8,694	\$8,694	Ongoing	
				\$35,000	\$28,694	\$28,694	\$11,550		
	<b>Dwelling Units:</b>								
	Apartment Refurb (FA)	1460		\$30,000	\$59,568	\$59,568	\$37,333	Ongoing	
	Apartment Painting (FA)			\$25,000	\$25,930	\$25,930	\$25,930	100% Complete	
	Kitchen Mod			\$270,000	\$270,000	\$270,000	\$219,398	Ongoing	
Apartment Tiling			\$10,000	\$1,854	\$1,854	\$1,854	100% Complete		
			\$335,000	\$357,352	\$357,352	\$284,515			
<b>Dwelling Equipment</b>									
Ranges & Refrigerators	1465.1		\$25,000	\$25,000	\$25,000	\$16,182	Ongoing		
			\$25,000	\$25,000	\$25,000	\$16,182			
<b>Interior Common Areas:</b>									
Facility Doors: Interior & Exterior (FA)	1460		\$30,000	\$47,125	\$47,125	\$47,125	100% Complete		
Plastering Work Items (FA)			\$25,000	\$15,346	\$15,346	\$15,346	100% Complete		
Stairwell Tiling			\$10,000	\$0	\$0	\$0	Funds transferred		
			\$65,000	\$62,471	\$62,471	\$62,471			
<b>Site-Wide Facilities:</b>									
None	1470		\$0	\$0	\$0	\$0			
<b>Total, N.J. 9-06</b>				<b>\$920,000</b>	<b>\$1,338,476</b>	<b>\$1,338,476</b>	<b>\$1,072,353</b>		

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 Comprehensive Grant Program (CGP) 1999 **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>N.J. 9-09 A. Harry Moore Apts.</b>	<b>Site:</b> None	1430						Ongoing
	<b>Mechanical and Electrical:</b> None	1460						
	<b>Building Exterior:</b> None	1460						
	<b>Dwelling Units:</b> Main Electric Service & Gas Upgrade	1485		\$255,000	\$465,898	\$465,898	\$465,898	
	<b>Dwelling Equipment:</b> None	1465.1		\$255,000	\$465,898	\$465,898	\$465,898	
	<b>Interior Common Areas:</b> None	1460						
	<b>Site-Wide Facilities:</b> None	1470						
<b>Total, N.J. 9-09:</b>				<b>\$255,000</b>	<b>\$465,898</b>	<b>\$465,898</b>	<b>\$465,898</b>	

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**U.S. Department of Housing  
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OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>N.J. 9-10 Curries Woods</b>	<b>Site:</b>	1450		\$0	\$0	\$0	\$0	Ongoing
				\$0	\$0	\$0	\$0	
	<b>Mechanical and Electrical:</b>	1460						
	None							
	<b>Building Exterior:</b>	1460						
	None							
	<b>Dwelling Units:</b>	1485						
	Demolition, Bldg. #2 (Emergency Generator)			\$718,000	\$198,650	\$198,650	\$188,303	
	Asbestos Removal Consultant			\$0	\$35,185	\$35,185	\$0	
				\$718,000	\$233,835	\$233,835	\$188,303	
<b>Dwelling Equipment:</b>	1465.1							
None								
<b>Interior Common Areas:</b>	1460							
None								
<b>Site-Wide Facilities:</b>	1470							
Community Revitalization Center				\$0	\$99,450	\$99,450	\$31,179	
				\$0	\$99,450	\$99,450	\$31,179	
<b>Total, N.J. 9-10:</b>				<b>\$718,000</b>	<b>\$333,285</b>	<b>\$333,285</b>	<b>\$219,482</b>	

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OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>N.J. 9-11 Berry Gardens I &amp; II</b>	<b>Site:</b> Site Improvements (Add'l. Parking Area)	1450		\$20,000 \$0 \$20,000	\$53,670 \$0 \$53,670	\$53,670 \$0 \$53,670	\$17,871 \$0 \$17,871	Ongoing
	<b>Mechanical and Electrical:</b>	1460						
	Elevator Shaft & Control Room Wiring (FA)			\$15,000	\$32,978	\$32,978	\$32,978	100% Complete
	Pump Refurb/Zone Control (FA)			\$18,000	\$17,466	\$17,466	\$17,466	100% Complete
	Interior Steam & Return Line (FA)			\$20,000	\$5,000	\$5,000	\$101	Ongoing
	Interior Sewer Cleaning (FA)			\$8,000	\$7,973	\$7,973	\$7,973	100% Complete
	Utility Monitoring System (FA)			\$10,000	\$6,191	\$6,191	\$6,191	100% Complete
	Fire Alarm System Upgrade (FA)			\$5,000	\$16,704	\$16,704	\$16,704	100% Complete
				\$76,000	\$86,312	\$86,312	\$81,413	
	<b>Building Exterior:</b>	1460						
	Roof Repair/Tuckpointing (FA)			\$10,000	\$4,086	\$4,086	\$4,086	100% Complete
	Facility Masonry Repair (FA)			\$10,000	\$8,297	\$8,297	\$8,297	100% Complete
	Exterior Security Lighting (FA)			\$10,000	\$7,626	\$7,626	\$2,621	Ongoing
	Structural Repair			\$77,000	\$24,000	\$24,000	\$20,574	Ongoing
				\$107,000	\$44,009	\$44,009	\$35,578	
	<b>Dwelling Units:</b>	1460						
	Apartment Refurb (FA)			\$20,000	\$19,979	\$19,979	\$19,979	100% Complete
	Apartment Painting (FA)			\$10,000	\$33,409	\$33,409	\$33,409	100% Complete
				\$30,000	\$53,388	\$53,388	\$53,388	
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges & Refrigerators			\$10,000	\$11,760	\$11,760	\$11,760	100% Complete
			\$10,000	\$11,760	\$11,760	\$11,760		
<b>Interior Common Areas:</b>	1460							
Painting Hall/Stairs (FA)			\$5,000	\$14,913	\$14,913	\$14,913	100% Complete	
Plastering Work Items (FA)			\$20,000	\$118	\$118	\$118	100% Complete	
Upgrade Security Cameras & Monitors			\$15,000	\$21,965	\$21,965	\$21,965	100% Complete	
			\$40,000	\$36,996	\$36,996	\$36,996		
<b>Site-Wide Facilities:</b>	1470							
None								
<b>Total, N.J. 9-11:</b>				<b>\$283,000</b>	<b>\$286,135</b>	<b>\$286,135</b>	<b>\$237,006</b>	

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Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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 Office of Public and Indian Housing

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>N.J. 9-12 Scattered Sites</b>	<b>Site:</b> None	1430						
	<b>Mechanical and Electrical:</b> None	1460						
	<b>Building Exterior:</b> None	1460						
	<b>Dwelling Units:</b>	1460						
	<b>Dwelling Equipment:</b> None	1465.1						
	<b>Interior Common Areas:</b> None	1460						
	<b>Site-Wide Facilities:</b> None	1470						
<b>Total, N.J. 9-12:</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>N.J. 9-14 Thomas J. Stewart Apts.</b>	<b>Site:</b> None	1430						
	<b>Mechanical and Electrical:</b> Elevator Shaft & Control Room Wiring (FA)	1460		\$5,000	\$20,475	\$20,475	\$20,475	100 % Complete
	Heating/Boiler Refurb			\$5,000	\$8,000	\$8,000	\$6,518	Ongoing
	Compactor System Refurb (FA)			\$3,000	\$5,179	\$5,179	\$5,179	100 % Complete
				\$13,000	\$33,654	\$33,654	\$32,172	
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (FA)	1460		\$5,000	\$5,000	\$5,000	\$2,351	Ongoing
	Stucco Repair/Replacement			\$90,000	\$90,000	\$90,000	\$79,134	Ongoing
				\$95,000	\$95,000	\$95,000	\$81,485	
	<b>Dwelling Units:</b> Apartment Painting (FA)	1460		\$10,000	\$20,000	\$20,000	\$11,755	Ongoing
				\$10,000	\$20,000	\$20,000	\$11,755	
	<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$5,000	\$5,000	\$5,000	\$0	As needed
				\$5,000	\$5,000	\$5,000	\$0	
<b>Site-Wide Facilities:</b> Atrium Refurb: Window Study	1460		\$33,000	\$3,241	\$3,241	\$3,241	100 % Complete	
			\$33,000	\$3,241	\$3,241	\$3,241		
<b>Total, N.J. 9-14:</b>				<b>\$156,000</b>	<b>\$156,895</b>	<b>\$156,895</b>	<b>\$128,653</b>	

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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>N.J. 9-15/18 Berry Gardens III &amp; IV</b>	<b>Site:</b> None	1450		\$0	\$1,600	\$1,600	\$118	
				\$0	\$1,600	\$1,600	\$118	
	<b>Mechanical and Electrical:</b>	1460						
	Elevator Shaft & Control Room Wiring (FA)			\$5,000	\$10,000	\$10,000	\$3,928	Ongoing
	Pump Refurb/Zone Control (FA)			\$5,000	\$5,000	\$5,000	\$891	Ongoing
	Interior Sewer Cleaning (FA)			\$5,000	\$5,000	\$5,000	\$1,422	Ongoing
				\$15,000	\$20,000	\$20,000	\$6,241	
	<b>Building Exterior:</b>	1460						
	Roof Repair/Tuckpointing (FA)			\$5,000	\$3,000	\$3,000	\$0	As needed
	Facility Masonry Repair (FA)			\$5,000	\$6,219	\$6,219	\$6,219	100% Complete
	Exterior Security Lighting (FA)			\$5,000	\$3,000	\$3,000	\$0	As needed
	Stucco Repair/Replacement			\$60,000	\$52,400	\$52,400	\$52,400	100% Complete
				\$75,000	\$64,619	\$64,619	\$58,619	
	<b>Dwelling Units:</b>	1460						
	Apartment Painting (FA)			\$5,000	\$5,000	\$5,000	\$0	Ongoing
	Apartment Tiling			\$5,000	\$5,000	\$5,000	\$0	Ongoing
				\$10,000	\$10,000	\$10,000	\$0	
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges & Refrigerators			\$5,000	\$5,000	\$5,000	\$0	Ongoing
				\$5,000	\$5,000	\$5,000	\$0	
<b>Interior Common Areas:</b>	1460							
Painting Hall/Stairs (FA)			\$5,000	\$15,000	\$15,000	\$10,605	Ongoing	
Plastering Work Items (FA)			\$5,000	\$5,000	\$5,000	\$321	Ongoing	
			\$10,000	\$20,000	\$20,000	\$10,926		
<b>Site-Wide Facilities:</b>	1470							
Monitoring/Security Area Refurb			\$10,000	\$5,000	\$5,000	\$1,118	Ongoing	
			\$10,000	\$5,000	\$5,000	\$1,118		
<b>Total, N.J. 9-15/18:</b>				<b>\$125,000</b>	<b>\$126,219</b>	<b>\$126,219</b>	<b>\$77,022</b>	

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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>N.J. 9-20</b>								
<b>Dwight Street Homes</b>	<b>Site:</b> None	1430		\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	
	<b>Mechanical and Electrical:</b>	1460						
	Roof Repair/Siding (FA)			\$5,000	\$7,246	\$7,246	\$7,246	100% Complete
	Heating Refurbishing (FA)			\$5,000	\$5,000	\$5,000	\$658	Ongoing
	Electric: Rewire Apts. (FA)			\$3,000	\$0	\$0	\$0	Funds transferred
				\$13,000	\$12,246	\$12,246	\$7,904	
	<b>Building Exterior:</b>	1460						
	Facility Masonry Repair/Sidewalks (FA)			\$5,000	\$5,000	\$5,000	\$54	Ongoing
				\$5,000	\$5,000	\$5,000	\$54	
	<b>Dwelling Units:</b>	1460						
	Domestic Hot Water Heaters			\$8,000	\$8,000	\$8,000	\$0	Ongoing
				\$8,000	\$8,000	\$8,000	\$0	
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges & Refrigerators			\$2,000	\$5,296	\$5,296	\$5,296	100% Complete
				\$2,000	\$5,296	\$5,296	\$5,296	
	<b>Interior Common Areas:</b>	1460						
	Facility Doors: Interior & Exterior			\$5,000	\$3,000	\$3,000	\$0	As needed
				\$5,000	\$3,000	\$3,000	\$0	
	<b>Site-Wide Facilities:</b>	1470						
	None			\$0	\$0	\$0	\$0	
	<b>Total, N.J. 9-20:</b>			<b>\$33,000</b>	<b>\$33,542</b>	<b>\$33,542</b>	<b>\$13,254</b>	

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Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>JCHA-wide</b>	<b><u>Dwelling Structures</u></b>	1460						
	Fire & Security Alarm Systems			\$40,000	\$0	\$0	\$0	
				\$40,000	\$0	\$0	\$0	
	<b>Total, JCHA-wide:</b>			<b>40,000</b>	-	-	-	

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Comprehensive Grant Program (CGP) 1999 **Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates <sup>2</sup>
	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
1) Strategic Goals: Coord/Reporting/Public. A. Staff	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
2) Achieve Financial Stability & Enhance MIS A. Asset Management: Staff B. MIS Staff C. In-House Computer Network	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
3) Promote & Enforce Resident Responsibility & Promote & Support Resident Self-Sufficiency A. TAB Staff B. Special Program Staff C. RC/RMC Clerks D. Senior Services Staff E. Resident Equipment/Training F. Site-Based Waiting List Staff G. Applicant Credit Check H. AHM HOPE VI Predevel. T/A	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
4) Improve Existing Site Conditions A. PHAS/PHMAP Staff B. One-Strike Legal	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
5) Augment Staff Training & Development A. JCHA Staff B. Strategic Goals Training C. General Staff Training	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
Administration	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-01, Lafayette Gardens	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-02, Marion Gardens	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-03/7, Booker T. Washington Apts.	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-04, Hudson Gardens	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-05, Holland Gardens	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-06, Montgomery Gardens	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-09, A. Harry Moore Apts.	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-10, Curries Woods	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-11, Berry Gardens, I & II	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-14, Thomas J. Stewart Apts.	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
N.J. 9-15/18, Berry Gardens, III & IV	3/31/01	9/30/01	9/30/01	9/30/02	9/30/03		
Signature of Executive Director & Date: X			Signature of Public Housing Director & Date: X				

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

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

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

HA Name Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:	Federal FY of Grant: <b>2000</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement/Revision Number 2
- Performance and Evaluation Report for Program Year Ending: 1/31/03     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements (Soft Costs)	\$1,254,951	\$1,290,951	\$1,290,951	\$1,498,349
	Management Improvements (Hard Costs)				
4	1410 Administration	\$837,000	\$1,317,779	\$1,317,779	\$1,317,836
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$302,000	\$167,270	\$167,270	\$122,283
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,175,000	\$1,082,459	\$1,082,459	\$357,201
10	1460 Dwelling Structures	\$3,960,000	\$3,519,903	\$3,519,903	\$2,461,125
11	1465.1 Dwelling Equipment-Nonexpendable	\$110,000	\$140,880	\$140,880	\$136,283
12	1470 Nondwelling Structures	\$430,000	\$382,097	\$382,097	\$519,882
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$300,000	\$402,612	\$402,612	\$402,345
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0	\$65,000	\$65,000	\$62,597
18	1499 Development Activities				
19	1502 Contingency				
20	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	\$8,368,951	\$8,368,951	\$8,368,951	\$6,877,901
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 - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Management Improvements</b>	1) PHA Plan/Strategic Goals A. Staff	1408		\$69,000	\$87,000	\$87,000	\$86,714	100% Complete
	2) Achieve Greater Financial Stability and Enhance Management Information Systems A. Asset Management Staff B. MIS Staff C. Network (hardware/software)			\$325,000	\$399,000	\$399,000	\$398,676	100% Complete
	3) Promote & Enforce Resident Resp. & Promote & Support Resident Self-Sufficiency A. Resident Responsibility: 1. TAB Staff 2. Special Programs 3. RC/RMC Clerk 4. Senior Services 5. Equipment/Training B. Site Based Waiting List 1. Staff 2. Credit Check C. Lafayette HOPE VI Predevelopment 1. Technical Assistance			\$347,000	\$347,000	\$347,000	\$466,835	100% Complete
				\$108,000	\$0	\$0	\$0	Funds Transferred
				\$212,951	\$212,951	\$212,951	\$302,604	100% Complete
	4) Improve Existing Site Conditions A. PHAS/PHMAP Staff B. Strike Legal			\$163,000	\$100,000	\$100,000	\$99,296	Ongoing
	5) Augment Staff Training & Development A. Training: Goals B. Training: General			\$30,000	\$145,000	\$145,000	\$144,224	100% Complete
	<b>Total:</b>			<b>\$1,254,951</b>	<b>\$1,290,951</b>	<b>\$1,290,951</b>	<b>\$1,498,349</b>	
<b>HA-Wide Admin</b>	JCHA Staff Salaries & Benefits	1410		\$737,000	\$1,271,000	\$1,271,000	\$1,271,057	100% Complete
	Legal Contract	1410.4		\$100,000	\$46,779	\$46,779	\$46,779	100% Complete

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-01 Lafayette Gardens</b>	<b>Site:</b> Site Improvements	1450		\$100,000	\$7,459	\$7,459	\$7,459	100% Complete
	<b>Mechanical and Electrical:</b> Electric: Exterior Security Lighting (F) Fire Alarm System Upgrade (F)	1460		\$60,000 \$25,000	\$20,000 \$25,000	\$20,000 \$25,000	\$9,401 \$21,985	Ongoing Ongoing
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (F) Facility Masonry Repair (F) Building Structural Repair/Foundations	1460		\$85,000 \$20,000 \$25,000 \$150,000	\$45,000 \$10,000 \$20,000 \$0	\$45,000 \$10,000 \$20,000 \$0	\$31,386 \$3,841 \$16,506 \$0	Ongoing Ongoing Funds Transferred
	<b>Dwelling Units:</b> Vacancy/Apartment Refurbishment (F) Lead-Based Paint Testing/Abatement	1460		\$195,000 \$70,000 \$100,000	\$30,000 \$45,000 \$100,000	\$30,000 \$45,000 \$100,000	\$20,347 \$26,992 \$119,304	Ongoing 100 % Complete
	<b>Interior Common Areas:</b> Facility Doors: Interior & Exterior (F) Lobby Repair/Upgrade	1460		\$170,000 \$30,000 \$100,000	\$145,000 \$38,733 \$0	\$145,000 \$38,733 \$0	\$146,296 \$38,733 \$0	100% Complete Funds Transferred
	<b>Site-Wide Facilities:</b> Management Office Refurbishment	1470		\$130,000	\$38,733	\$38,733	\$38,733	
	<b>Demolition Costs (Bldgs 9 &amp; 10)</b>	1485		\$35,000	\$0	\$0	\$0	
	<b>Relocation Costs</b>	1495		\$0	\$190,000	\$190,000	\$189,733	100% Complete
				\$0	\$65,000	\$65,000	\$62,597	
	<b>Total, N.J. 9-01:</b>			<b>\$715,000</b>	<b>\$521,192</b>	<b>\$521,192</b>	<b>\$496,551</b>	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-2 Marion Gardens</b>	<b>Fees and Costs:</b> 504 Accessibility Compliance Study	1430		\$20,000	\$0	\$0	\$0	Funds transferred
	<b>Site:</b> Site Improvements	1450		\$150,000	\$150,000	\$150,000	\$53,181	Ongoing Ongoing
	<b>Mechanical and Electrical:</b> Electric: Exterior Security Lighting (F) Fire Alarm System Upgrade (F)	1460		\$30,000 \$20,000	\$20,000 \$20,000	\$20,000 \$20,000	\$16,550 \$13,124	Ongoing Ongoing
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (F)	1460		\$50,000 \$20,000	\$40,000 \$10,000	\$40,000 \$10,000	\$29,674 \$6,692	Ongoing
	<b>Dwelling Units:</b> Vacancy/Apartment Refurbishment (F) Apartment Painting	1460		\$50,000 \$0	\$50,000 \$20,000	\$50,000 \$20,000	\$53,175 \$0	Ongoing Ongoing
	<b>Interior Common Areas:</b> Stairwell Tiling Lobby Repair/Upgrade (canopies) Apt. Window Replacement Hallway Windows Stair Repair/Replacement	1460		\$50,000 \$150,000 \$0 \$0 \$270,000	\$50,000 \$103,300 \$46,700 \$36,000 \$212,314	\$50,000 \$103,300 \$46,700 \$36,000 \$212,314	\$14,925 \$94,965 \$0 \$10,960 \$0	Ongoing 100% Complete Ongoing Ongoing
	<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$470,000 \$20,000	\$448,314 \$25,000	\$448,314 \$25,000	\$120,850 \$25,739	100% Complete
	<b>Total, N.J. 9-02:</b>			<b>\$780,000</b>	<b>\$743,314</b>	<b>\$743,314</b>	<b>\$289,311</b>	

HA Name			Grant Type and Number:					Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:					2000
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-03 Booker T. Washington Apts.</b>	<b>Fees and Costs:</b> Boiler/Equipment Make-Up Tank Refurb	1430		\$15,000	\$15,000	\$15,000	\$14,604	Ongoing
	<b>Site:</b> Site Improvements	1450		\$200,000	\$200,000	\$200,000	\$106,188	2nd Contractor & Bonding Co.in litigation
	<b>Mechanical and Electrical:</b> Electric: Exterior Security Lighting (F)	1460		\$60,000	\$82,679	\$82,679	\$82,679	100% Complete
	Fire Alarm System Upgrade (F)			\$10,000	\$14,264	\$14,264	\$14,264	100% Complete
	Domestic Hot Water Tank Replacement			\$100,000	\$90,000	\$90,000	\$85,984	
				\$170,000	\$186,943	\$186,943	\$182,927	
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (F)	1460		\$20,000	\$10,000	\$10,000	\$9,998	As Needed
	Building Entrance Canopy/Front Door			\$150,000	\$150,000	\$150,000	\$3,298	Ongoing
				\$170,000	\$160,000	\$160,000	\$13,296	
	<b>Dwelling Units:</b> Vacancy/Apartment Refurbishment (F)	1460		\$50,000	\$50,000	\$50,000	\$35,564	Ongoing
<b>Interior Common Areas:</b> Painting Halls/Stairs (F)	1460		\$30,000	\$20,000	\$20,000	\$363	Ongoing	
<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$20,000	\$20,000	\$20,000	\$15,894	Ongoing	
<b>Site-Wide Facilities:</b> Management Office Refurbishment	1470		\$25,000	\$45,000	\$45,000	\$44,192	100% Complete	
	<b>Total, N.J. 9-03:</b>			<b>\$680,000</b>	<b>\$696,943</b>	<b>\$696,943</b>	<b>\$413,028</b>	

HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				Federal FY of Grant: <b>2000</b>	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-04 Hudson Gardens</b>	<b>Site:</b> Site Improvements	1450		\$150,000	\$150,000	\$150,000	\$12,870	
	<b>Mechanical and Electrical:</b> Electric: Exterior Security Lighting (F)	1460		\$10,000	\$5,000	\$5,000	\$3,128	Ongoing
	Fire Alarm System Upgrade (F)			\$5,000	\$10,000	\$10,000	\$10,175	Ongoing
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (F)	1460		\$15,000	\$15,000	\$15,000	\$13,303	
	Masonry Repair (F)			\$20,000	\$5,000	\$5,000	\$3,183	Ongoing
	Basement Window Grates			\$10,000	\$10,000	\$10,000	\$7,534	Ongoing
				\$15,000	\$0	\$0	\$0	Funds Transferred
	<b>Dwelling Units:</b> Vacancy/Apartment Refurbishment (F)	1460		\$45,000	\$15,000	\$15,000	\$10,717	
	Apt. Window Replacement			\$20,000	\$25,000	\$25,000	\$22,071	Ongoing
				\$0	\$15,000	\$15,000	\$0	
	<b>Interior Common Areas:</b> Stairwell Painting (F)	1460		\$20,000	\$10,000	\$10,000	\$871	Ongoing
	<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$10,000	\$20,880	\$20,880	\$20,880	100% Complete
	<b>Site-Wide Facilities:</b> After School Facilities & Management Office, Refurbishment & Equipment	1470		\$100,000	\$100,000	\$100,000	\$269,555	100% Complete
<b>Total, N.J. 9-04:</b>				<b>\$360,000</b>	<b>\$335,880</b>	<b>\$335,880</b>	<b>\$350,267</b>	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-05 Holland Gardens</b>	<b>Fees and Costs:</b>	1430						
	Building Structural Repair Engineering Analysis			\$15,000	\$0	\$0	\$0	Funds transferred
	Boiler/Equipment, Make-up Tank			0	\$15,000	\$15,000	\$14,604	Ongoing
	<b>Site:</b>	1450						
	Site Improvements			\$270,000	\$270,000	\$270,000	\$135,540	Ongoing
	<b>Mechanical and Electrical:</b>	1460						
	Electric: Exterior Security Lighting (F)			\$10,000	\$12,000	\$12,000	11,812	100% Complete
	Fire Alarm System Upgrade (F)			\$5,000	\$10,000	\$10,000	8,701	Ongoing
				\$15,000	\$22,000	\$22,000	\$20,513	
	<b>Building Exterior:</b>	1460						
Roof Repair/Tuckpointing (F)			\$20,000	\$5,000	\$5,000	1,275	Ongoing	
<b>Dwelling Units:</b>	1460							
Vacancy/Apartment Refurbishment (F)			\$30,000	\$80,000	\$80,000	76,566	Ongoing	
<b>Interior Common Areas:</b>	1460							
Painting Halls/Stairs (F)			\$20,000	\$5,000	\$5,000	0	Ongoing	
<b>Dwelling Equipment:</b>	1465.1							
Ranges & Refrigerators			\$10,000	\$17,000	\$17,000	16,429	Ongoing	
<b>Site-Wide Facilities:</b>	1470							
Management Office Refurbishment			\$30,000	\$40,097	\$40,097	40,097	100% Complete	
	<b>Total, N.J. 9-05:</b>			<b>\$410,000</b>	<b>\$454,097</b>	<b>\$454,097</b>	<b>\$305,024</b>	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-06 Montgomery Gardens</b>	<b>Fees and Costs:</b>	1430						
	Boiler/Equipment Refurb Engineering Analysis			\$90,000	\$54,200	\$54,200	24,226	Ongoing
	<b>Site:</b>	1450						
	Site Improvements			\$100,000	\$100,000	\$100,000	15,642	Ongoing
	<b>Mechanical and Electrical:</b>	1460						
	Interior Steam & Return Line (F)			\$30,000	\$51,583	\$51,583	51,583	100% Complete
	Elevator Shaft & Control Room Wiring (F)			\$75,000	\$50,000	\$50,000	48,942	Ongoing
	Compactor System Refurb (F)			\$30,000	\$20,000	\$20,000	18,370	Ongoing
	Electric: Exterior Security Lighting (F)			\$10,000	\$10,000	\$10,000	3,654	Ongoing
	Fire Alarm System Upgrade (F)			\$20,000	\$20,000	\$20,000	20,510	100% Complete
				\$165,000	\$151,583	\$151,583	\$143,059	
	<b>Building Exterior:</b>	1460						
	Roof Repair/Tuckpointing (F)			\$20,000	\$10,000	\$10,000	3,822	Ongoing
	Masonry Repair (F)			\$25,000	\$30,000	\$30,000	28,827	Ongoing
	Building Structural Repair/Foundations			\$110,000	\$89,194	\$89,194	63,392	
				\$155,000	\$129,194	\$129,194	\$96,041	
	<b>Dwelling Units:</b>	1460						
Vacancy/Apartment Refurbishment (F)			\$100,000	\$45,000	\$45,000	34,997	Ongoing	
Bathtubs & Shower Surrounds Replacement			\$95,000	\$95,000	\$95,000	11,280	Ongoing	
			\$195,000	\$140,000	\$140,000	\$46,277		
<b>Interior Common Areas:</b>	1460							
Facility Doors: Interior & Exterior (F)			\$20,000	\$95,000	\$95,000	91,796	Ongoing	
Painting Halls/Stairs (F)			\$50,000	\$10,000	\$10,000	6,268	Ongoing	
			\$70,000	\$105,000	\$105,000	\$98,064		
<b>Dwelling Equipment:</b>	1465.1							
Ranges & Refrigerators			\$25,000	\$30,000	\$30,000	29,629	Ongoing	
<b>Site-Wide Facilities:</b>	1470							
				\$ 800,000	\$ 709,977	\$ 709,977	\$ 452,938	
	<b>Total, N.J. 9-06</b>							

HA Name			Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
<b>N.J. 9-07 Booker T. Washington Annex</b>	<b>Site:</b> Site Improvements	1450		\$20,000	\$20,000	\$20,000	6,970	2nd contractor & bonding co. in litigation	
	<b>Mechanical and Electrical:</b> Fire Alarm System Upgrade (F)	1460		\$10,000	\$10,000	\$10,000	5,996	Ongoing	
	Boiler Breeching			\$0	\$21,500	\$21,500	21,500	100% Complete	
	Underground Utility: Steam/Electrical, Bldgs. 1-8			\$325,000	\$5,000	\$5,000	1,330	Funds transferred	
	Underground Utility: Electric, Bldgs. 8&9			\$80,000	\$70,000	\$70,000	68,381	100% Complete	
	Underground Interior Utility: Sewers, Bldg. 9			\$125,000	\$161,136	\$161,136	161,136	100% Complete	
					\$540,000	\$267,636	\$267,636	\$258,343	
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (F)	1460		\$10,000	\$5,000	\$5,000	-	As Needed	
	<b>Dwelling Units:</b> Vacancy/Apartment Refurbishment (F)	1460		\$20,000	\$10,000	\$10,000	6,339	Ongoing	
	<b>Interior Common Areas:</b>	1460							
<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$5,000	\$5,000	\$5,000	325	Ongoing		
<b>Site-Wide Facilities:</b>	1470								
	<b>Total, N.J. 9-07:</b>			<b>\$595,000</b>	<b>\$307,636</b>	<b>\$307,636</b>	<b>\$271,977</b>		

HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				Federal FY of Grant: <b>2000</b>	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-09 A. Harry Moore Apts.</b>	<b>Mechanical and Electrical:</b>	1460						
	Elevator Shaft & Control Room Wiring (F)			\$15,000	\$100,000	\$100,000	99,263	Ongoing
	Interior Steam & Return Line (F)			\$30,000	\$80,000	\$80,000	78,112	Ongoing
	Electric: Exterior Security Lighting (F)			\$10,000	\$80,000	\$80,000	79,092	Ongoing
	Electric: Main Service & Gas Separation Upgrade		\$200,000	\$200,000	\$200,000	179,476	Ongoing	
				\$255,000	\$460,000	\$460,000	\$435,943	
<b>Building Exterior:</b>	1460							
Roof Repair/Tuckpointing (F)			\$25,000	\$5,000	\$5,000	837	As Needed	
<b>Dwelling Units:</b>	1485							
Demolition, Bldg. #5 & Associated Relocation and Refurbishment Costs			\$300,000	\$212,612	\$212,612	212,612	100% Complete	
	<b>Total, N.J. 9-09:</b>			<b>\$580,000</b>	<b>\$677,612</b>	<b>\$677,612</b>	<b>\$649,392</b>	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-10 Curries Woods	Site:	1450						
	Mechanical and Electrical:	1460						
	Building Exterior:	1460						
	Dwelling Units:	1460						
	Dwelling Equipment:	1465.1						
	Interior Common Areas: Security System	1460		\$0	\$0	\$0	\$0	
	Site-Wide Facilities: Community Space Ceiling	1470		\$25,000	\$25,000	\$25,000	\$23,731	
	Restoration of Maintenance Facility-Old Bergen Rd			\$175,000	\$132,000	\$132,000	\$131,282	
<b>Total, N.J. 9-10:</b>				<b>\$200,000</b>	<b>\$157,000</b>	<b>\$157,000</b>	<b>\$155,013</b>	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-11</b>	<b>Fees and Costs:</b>	1430						
<b>Berry Gardens</b>	Apartment Window Study			\$90,000	\$53,070	\$53,070	52,789	
<b>I &amp; II</b>	Elevator Cab Replacement			\$40,000	\$0	\$0	-	
	Management & Maintenance Shop Refurb			\$2,000	\$0	\$0	-	
	<b>Site:</b>							
	Site Improvements			\$100,000	\$100,000	\$100,000	8,599	
	<b>Mechanical and Electrical:</b>	1460						
	Elevator Shaft & Control Room Wiring (F)			\$15,000	\$27,000	\$27,000	27,099	Ongoing
	Electric: Exterior Security Lighting (F)			\$15,000	\$15,000	\$15,000	11,551	Ongoing
	Elevator Cab Replacement			\$100,000	\$140,000	\$140,000	140,305	
	Asbestos			\$0	\$53,000	\$53,000	53,091	Ongoing
				\$130,000	\$235,000	\$235,000	\$232,046	
	<b>Building Exterior:</b>	1460						
	Roof Repair/Tuckpointing (F)			\$10,000	\$10,000	\$10,000	5,290	Ongoing
	Facility Masonry Repair (F)			\$20,000	\$20,000	\$20,000	16,477	Ongoing
				\$30,000	\$30,000	\$30,000	\$21,767	
	<b>Dwelling Units:</b>	1460						
	Vacancy/Apartment Refurbishment (F)			\$50,000	\$70,000	\$70,000	66,557	Ongoing
	<b>Interior Common Areas:</b>	1460						
	Facility Doors: Interior & Exterior (F)			\$20,000	\$5,000	\$5,000	515	Ongoing
	Painting Halls/Stairs (F)			\$25,000	\$10,000	\$10,000	3,150	Ongoing
	Security Doors (Intercom, Buzzer System, Cameras)			\$180,000	\$180,000	\$180,000	38,397	
				\$225,000	\$195,000	\$195,000	\$42,062	
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	17,428	100% Complete
	<b>Site-Wide Facilities:</b>	1470						
	Community Hall Refurb/Construction			\$20,000	\$20,000	\$20,000	10,380	
	Management & Maintenance Shop Refurb			\$20,000	\$20,000	\$20,000	645	
	<b>Total, N.J. 9-11:</b>			<b>\$717,000</b>	<b>\$733,070</b>	<b>\$733,070</b>	<b>\$452,273</b>	

HA Name			Grant Type and Number:					Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:					<b>2000</b>
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-14 Thomas J. Stewart Apts.</b>	<b>Fees and Costs:</b>	1430						Ongoing
	Apartment Windows (inclgd. FE)			\$10,000	\$10,000	\$10,000	-	
	Building Structural Repair Study			\$20,000	\$20,000	\$20,000	16,060	
	<b>Site:</b>	1450						
	<b>Mechanical and Electrical:</b>	1460						
	<b>Building Exterior:</b>	1460						
	<b>Dwelling Units:</b>	1460						
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges & Refrigerators			\$5,000	\$5,000	\$5,000	2,174	
	<b>Interior Common Areas:</b>	1460						
Lobby Entrance Tiling			\$25,000	\$25,000	\$25,000	51,220		
<b>Site-Wide Facilities:</b>	1470							
	<b>Total, N.J. 9-14:</b>			<b>\$60,000</b>	<b>\$60,000</b>	<b>\$60,000</b>	<b>\$69,454</b>	

HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				Federal FY of Grant: <b>2000</b>	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-15/18 Berry Gardens III &amp; IV</b>	<b>Site:</b> Site Improvements	1450		\$75,000	\$75,000	\$75,000	2,652	
	<b>Mechanical and Electrical:</b> Electric: Exterior Security Lighting (F)	1460		\$10,000	\$5,000	\$5,000	-	As Needed
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (F)	1460		\$10,000	\$5,000	\$5,000		As Needed
	Facility Masonry Repair (F)			\$15,000	\$5,000	\$5,000		As Needed
	Stucco/Repair-Replacement (72 Danforth)			\$120,000	\$101,000	\$101,000	\$101,000	
				\$145,000	\$111,000	\$111,000	\$101,000	
	<b>Dwelling Units:</b> Vacancy/Apartment Refurbishing (F)	1460		\$20,000	\$10,000	\$10,000	3,307	As Needed
	Apartment Tiling			\$10,000	\$26,000	\$26,000	26,182	100% Complete
				\$30,000	\$36,000	\$36,000	\$29,489	
	<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$5,000	\$8,000	\$8,000	7,785	Ongoing
<b>Interior Common Areas:</b> Security Doors (Intercom, Buzzer System, Cameras)	1460		\$75,000	\$88,500	\$88,500	6,917		
<b>Site-Wide Facilities:</b>	1470							
<b>Total, N.J. 9-15/18:</b>				<b>\$340,000</b>	<b>\$323,500</b>	<b>\$323,500</b>	<b>\$147,843</b>	

HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				Federal FY of Grant: <b>2000</b>	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-20 Dwight Street Homes</b>	<b>Site:</b> Site Improvements	1450		\$10,000	\$10,000	\$10,000	8,100	
	<b>Mechanical and Electrical:</b> Electric Service Repair	1460		\$10,000	\$5,000	\$5,000	-	As Needed
	Domestic Hot Water Heater			\$10,000	\$5,000	\$5,000	77	As Needed
	<b>Building Exterior:</b> Roofs: Repair/Siding	1460		\$20,000	\$10,000	\$10,000	\$77	
				\$10,000	\$5,000	\$5,000	468	As Needed
	<b>Dwelling Units:</b>	1460						
	<b>Dwelling Equipment:</b>	1465.1						
<b>Interior Common Areas:</b>	1460							
<b>Site-Wide Facilities:</b>	1470							
<b>Total, N.J. 9-20:</b>				<b>\$40,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$8,645</b>	

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

HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				Federal FY of Grant: <b>2000</b>
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1) PHA Plan/Strategic Goals A. Staff	9/30/2002		9/30/2002	9/30/2003			
2) Achieve Greater Financial Stability and Enhance Management Information Systems A. Asset Management Staff B. MIS Staff C. Network (hardware/software)	9/30/2002		9/30/2002	9/30/2003			
3) Promote & Enforce Resident Resp. & Promote & Support Resident Self-Sufficiency A. Resident Responsibility: 1. TAB Staff 2. Special Programs 3. RC/RMC Clerk 4. Senior Services 5. Equipment/Training B. Site Based Waiting List 1. Staff 2. Credit Check C. Lafayette HOPE VI Predevelopment 1. Technical Assistance	9/30/2002		9/30/2002	9/30/2003			
4) Improve Existing Site Conditions A. PHAS/PHMAP Staff B. Strike Legal	9/30/2002		9/30/2002	9/30/2003			
5) Augment Staff Training & Development A. Training: Goals B. Training: General	9/30/2002		9/30/2002	9/30/2003			

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

HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				Federal FY of Grant: <b>2000</b>
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
N.J. 9-01, Lafayette Gardens	9/30/2002		9/30/2002	9/30/2003			
N.J. 9-02, Marion Gardens	9/30/2002		9/30/2002	9/30/2003			
N.J. 9-03/7, Booker T. Washington Apts.	9/30/2002		9/30/2002	9/30/2003			
N.J. 9-04, Hudson Gardens	9/30/2002		9/30/2002	9/30/2003			
N.J. 9-05, Holland Gardens	9/30/2002		9/30/2002	9/30/2003			
N.J. 9-06, Montgomery Gardens	9/30/2002		9/30/2002	9/30/2003			
N.J. 9-09, A. Harry Moore Apts.	9/30/2002		9/30/2002	9/30/2003			
N.J. 9-11, Berry Gardens, I & II	9/30/2002		9/30/2002	9/30/2003			
N.J. 9-14, Thomas J. Stewart Apts.	9/30/2002		9/30/2002	9/30/2003			
N.J. 9-15/18, Berry Gardens, III & IV	9/30/2002		9/30/2002	9/30/2003			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:	Federal FY of Grant: <b>2001</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement/Revision Number: 2  
 Performance and Evaluation Report for Program Year Ending\_1/31/03\_\_\_\_\_     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements (Soft Costs)	\$1,283,270	\$1,407,800	\$1,091,334	\$985,120
	Management Improvements (Hard Costs)				
4	1410 Administration	\$856,000	\$856,000	\$856,000	\$1,230,593
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$50,000	\$0	\$0	\$0
8	1440 Site Acquisition				
9	1450 Site Improvements	\$390,000	\$488,600	\$438,600	\$63,615
10	1460 Dwelling Structures	\$4,984,000	\$4,989,154	\$3,430,912	\$1,812,021
11	1465.1 Dwelling Equipment-Nonexpendable	\$85,000	\$85,000	\$85,000	\$3,464
12	1470 Nondwelling Structures	\$10,000	\$221,716	\$221,716	\$420
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$400,000	\$510,000	\$510,000	\$337,745
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$500,000	\$0	\$0	\$0
18	1499 Development Activities				
19	1502 Contingency				
20	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	\$8,558,270	\$8,558,270	\$6,633,562	\$4,432,978
21	Amount of line 20 Related to LBP Activities	\$250,000	\$250,000	\$250,000	\$140,515
22	Amount of line 20 Related to Section 504 Compliance	\$50,000	\$0	\$0	\$210
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	\$400,000	\$330,942	\$311,184	\$155,240
25	Amount of line 20 Related to Energy Conservation Measures	\$3,081,000	\$2,430,244	\$1,421,760	\$634,933
26	Collateralization Expenses or Debt Service				

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

HA Name			Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:				<b>2001</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
<b>JCHA-Wide Management Improvements</b>	1) PHA Plan/Strategic Goals A. Staff	1408		\$58,000	\$58,000	\$58,000	\$ 64,388	100% Complete	
	2) Achieve Greater Financial Stability & Enhance Mgmt. Information Systems A. Asset Management B. MIS Staff C. Network (Hardware/Software)			\$105,000	\$105,000	\$105,000		Ongoing	
			\$132,000	\$132,000	\$132,000				
			\$145,270	\$145,270	\$145,270	\$ 297,580			
	3) Promote & Enforce Resident Responsibility & Promote & Support Resident Self-Sufficiency -Resident Responsibility: A. TAB B. RC/RMC Clerk C. Senior Services D. Equipment/Training -Site-Based Waiting List: A. Staff B. Credit Check  -Pre-Hope VI: Lafayette/AHM Staff				\$83,000	\$83,000	\$83,000		Ongoing
			\$52,000	\$52,000	\$52,000				
			\$123,000	\$123,000	\$123,000				
			\$40,000	\$40,000	\$40,000	\$ 221,303		Ongoing	
			\$93,000	\$93,000	\$93,000				
			\$10,000	\$10,000	\$10,000	\$ -		Ongoing	
	\$188,000	\$188,000	\$188,000	\$ 159,764		Ongoing			
4) Improve Existing Site Conditions A. PHAS/PHMAP Staff B. PHAS Training C. One-Strike Legal			\$51,000	\$51,000	\$51,000		100% Complete		
	\$50,000	\$50,000	\$50,000						
	\$80,000	\$80,000	\$80,000	\$ 129,492					
5) Augment Staff Training & Development A. HR Staff B. Training: Goals C. Training: General			\$33,000	\$33,000	\$33,000		100% Complete		
	\$20,000	\$20,000	\$20,000						
	\$20,000	\$20,000	\$20,000	\$ 79,862					
6) Security Contract: Berry Gardens <b>Sub-Total 1408:</b>			\$0	\$0	\$0	\$ 14,415	Ongoing		
			\$1,283,270	\$1,283,270	\$1,283,270	\$ 966,804			
<b>HA-Wide Admin</b>	Funding for JCHA Staff for Planning, Coordination, Supervision, Monitoring, Inspection, Legal and Accounting <b>Sub-Total 1410:</b>	1410		\$856,000	\$856,000	\$856,000	\$ 1,230,593	100% Complete	

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-01 Lafayette Gardens</b>	<b>Site Improvements:</b>	1450		\$0	\$0	\$0	\$ 14,465	Ongoing 100% Complete
	<b>Mechanical and Electrical:</b>	1460						
	Electric: Exterior Security Lighting (F)			\$80,000	\$80,000	\$80,000	\$ 32,296	
	Fire Alarm System Upgrade (F)			\$25,000	\$25,000	\$25,000	\$ 27,309	
				\$105,000	\$105,000	\$105,000	\$ 59,605	
	<b>Building Exterior:</b>	1460						
	Roof Repair/Tuckpointing (F)			\$20,000	\$20,000	\$20,000	\$ 2,282	
	Facility Masonry Repair (F)			\$25,000	\$25,000	\$25,000	\$ 12,788	
				\$45,000	\$45,000	\$45,000	\$ 15,070	
	<b>Dwelling Units:</b>	1460						
LBP Testing/Abatement/Vacancy Refurb			\$150,000	\$150,000	\$150,000	\$ 6,328		
Facility Doors: Interior and Exterior (F)			\$30,000	\$30,000	\$30,000	\$ 41,408		
			\$180,000	\$180,000	\$180,000	\$ 47,736		
<b>Dwelling Equipment:</b>	1465.1							
Ranges & Refrigerators			\$20,000	\$20,000	\$20,000	\$ 3,464		
<b>Non-Dwelling Structures:</b>	1470							
Community Hall Refurb/Construction			\$10,000	\$0	\$0	\$ -		
<b>Demolition/Relocation Costs</b>	1485							
Relocation/Interim Rehab			\$500,000	\$510,000	\$510,000	\$ 337,745		
							Bldgs 9 & 10 Complete	
	<b>Total, N.J. 9-01:</b>			\$860,000	\$860,000	\$860,000	\$ 478,085	

HA Name			Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					<b>2001</b>
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-2 Marion Gardens</b>	<b>Site Improvements:</b> Sewer Line Replacement, Bldgs. 11&4	1450		\$150,000	\$150,000	\$150,000	\$ 2,797	Ongoing
	<b>Mechanical and Electrical:</b> Electric: Exterior Security Lighting (F)	1460		\$30,000	\$30,000	\$30,000	\$ 1,056	Ongoing
	Fire Alarm System Upgrade (F)			\$20,000	\$20,000	\$20,000	\$ 12,786	Ongoing
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (F)	1460		\$50,000	\$50,000	\$50,000	\$ 13,842	
				\$20,000	\$20,000	\$20,000	\$ 928	As Needed
	<b>Dwelling Units:</b> Vacancy/Apartment Refurbishment (F)	1460		\$80,000	\$80,000	\$80,000	\$ 69,840	Ongoing
	Apartment Windows (incl. FE), Bldg. 15			\$225,000	\$225,000	\$225,000	\$ 190,032	Ongoing
	<b>Interior Common Areas:</b> Hallway Windows	1460		\$305,000	\$305,000	\$305,000	\$ 259,872	
				\$120,000	\$120,000	\$120,000	\$ -	Ongoing
<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$20,000	\$20,000	\$20,000	\$ -	As Needed	
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-02:</b>				\$665,000	\$665,000	\$665,000	\$ 277,439	

HA Name			Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					<b>2001</b>
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-03 Booker T. Washington Apts.</b>	<b>Site Improvements:</b> Site Improvements	1450		\$100,000	\$100,000	\$100,000	\$ 6,867	Contract in Litigation
	<b>Mechanical and Electrical:</b> Electric: Exterior Security Lighting (F)	1460		\$50,000	\$63,200	\$63,200	\$ 8,151	Ongoing
	Fire Alarm System Upgrade (F)			\$20,000	\$20,000	\$20,000	\$ 7,088	Ongoing
	Boiler/Equipment Make-Up Tank Refurb.			\$96,000	\$82,800	\$82,800	\$ 70,250	Ongoing
				\$166,000	\$166,000	\$166,000	\$ 85,489	
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (F)	1460		\$10,000	\$10,000	\$10,000	\$ -	As Needed
	<b>Dwelling Units:</b> Vacancy/Apartment Refurbishment (F)	1460		\$20,000	\$20,000	\$20,000	\$ 42,358	100% Complete
	Pipe Insulation			\$50,000	\$28,235	\$28,235	\$ 10,076	Ongoing
	Lead-Based Paint Testing/Abatement			\$100,000	\$100,000	\$100,000	\$ 134,187	100% Complete
				\$170,000	\$148,235	\$148,235	\$ 186,621	
	<b>Interior Common Areas:</b> Painting Halls/Stairs (F)	1460		\$20,000	\$20,000	\$20,000	\$ -	As Needed
	Bldg Entrance			\$0	\$21,765	\$21,765	\$ -	Ongoing
	<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$20,000	\$20,000	\$20,000	\$ -	As Needed
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-03:</b>				\$486,000	\$486,000	\$486,000	\$ 278,977	

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-04 Hudson Gardens</b>	<b>Site Improvements:</b>	1450						
	<b>Mechanical and Electrical:</b>	1460						
	Electric: Exterior Security Lighting (F)			\$10,000	\$12,500	\$12,500	\$ 35,707	100% Complete
	Fire Alarm System Upgrade (F)			\$10,000	\$10,000	\$10,000	\$ 13,945	100% Complete
				\$20,000	\$22,500	\$22,500	\$ 49,652	
	<b>Building Exterior:</b>	1460						
	Roof Repair/Tuckpointing (F)			\$20,000	\$20,000	\$20,000	\$ -	As Needed
	Facility Masonry Repair (F)			\$10,000	\$10,000	\$10,000	\$ 5,172	Ongoing
				\$30,000	\$30,000	\$30,000	\$ 5,172	
	<b>Dwelling Units:</b>	1460						
	Apartment Painting (F)			\$10,000	\$10,000	\$10,000	\$ 46,561	100 % Complete
	Kitchen Mod(Backsplash)			\$0	\$50,000	\$50,000	\$ -	Ongoing
Apartment Windows incldg. FE, Bldg. 3			\$325,000	\$325,000	\$325,000	\$ 255,900	Ongoing	
Pipe Insulation			\$20,000	\$17,500	\$17,500	\$ 2,284	Ongoing	
			\$355,000	\$402,500	\$402,500	\$ 304,745		
<b>Interior Common Areas:</b>	1460							
Janitorial Utility Room			\$50,000	\$0	\$0	\$ -	Funds transferred	
<b>Dwelling Equipment:</b>	1465.1							
<b>Non-Dwelling Structures:</b>	1470							
After School Space Refurb			\$0	\$221,716	\$221,716	\$ 420	Ongoing	
<b>Total, N.J. 9-04:</b>				\$455,000	\$676,716	\$676,716	\$ 359,989	

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-05 Holland Gardens</b>	<b>Site Improvements:</b>	1450						
	<b>Mechanical and Electrical:</b>	1460						
	Electric: Exterior Security Lighting (F)			\$20,000	\$20,000	\$20,000	\$ 638	Ongoing
	Fire Alarm System Upgrade (F)			\$10,000	\$25,200	\$25,200	\$ 11,315	Ongoing
	Boiler/Equipment Refurb/Make-Up Tank			\$98,000	\$82,800	\$82,800	\$ 70,250	Ongoing
	Pipe Insulation			\$40,000	\$40,000	\$40,000	\$ 1,422	Ongoing
				\$168,000	\$168,000	\$168,000	\$ 83,625	
	<b>Building Exterior:</b>	1460						
	Roof Repair/Tuckpointing (F)			\$15,000	\$15,000	\$15,000	\$ -	As Needed
	<b>Dwelling Units:</b>	1460						
	Vacancy/Apartment Refurbishment (F)			\$15,000	\$15,000	\$15,000	\$ 39,043	100% Complete
	Apartment Windows incldg. FE, Bldg. 2			\$225,000	\$225,000	\$225,000	\$ 11,500	Ongoing
			\$240,000	\$240,000	\$240,000	\$ 50,543		
<b>Interior Common Areas</b>	1460							
Painting Halls/Stairs (F)			\$15,000	\$15,000	\$15,000	\$ 56	Ongoing	
Janitorial Utility Room			\$50,000	\$50,000	\$50,000	\$ 1,039	Ongoing	
			\$65,000	\$65,000	\$65,000	\$ 1,095		
<b>Dwelling Equipment</b>	1465.1							
<b>Non-Dwelling Structures:</b>	1470							
	<b>Total, N.J. 9-05:</b>			\$488,000	\$488,000	\$488,000	\$ 135,263	

HA Name			Grant Type and Number				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:				2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-06 Montgomery Gardens	<b>Fees &amp; Costs:</b>	1430						
	Lobby Design			\$50,000	\$0	\$0	\$ -	Funds transferred
	<b>Site Improvements:</b>	1450		\$0	\$50,000	\$0	\$ -	Plans/Specs
	<b>Mechanical and Electrical:</b>	1460						
	Electric: Exterior Security Lighting (F)			\$30,000	\$30,000	\$30,000	\$ 6,522	Ongoing
	Pump Room Refurb			\$0	\$28,235	\$28,235	\$ -	Ongoing
	Fire Alarm System Upgrade (F)			\$20,000	\$20,000	\$20,000	\$ 29,170	Ongoing
	Boiler Replacement			\$500,000	\$170,000	\$0	\$ -	Plans/Specs
				\$550,000	\$248,235	\$78,235	\$ 35,692	
	<b>Building Exterior:</b>	1460						
	Roof Repair/Tuckpointing (F)			\$20,000	\$20,000	\$20,000	\$ 626	As Needed
	<b>Dwelling Units:</b>	1460						
	Vacancy/Apartment Refurbishment (F)			\$30,000	\$65,000	\$65,000	\$ 72,214	100% Complete
	Bathroom Modernization			\$200,000	\$200,000	\$0	\$ -	Plans/Specs
Apartment Tiling			\$35,000	\$0	\$0	\$ -	Funds transferred	
Pipe Insulation/Asbestos Removal			\$80,000	\$71,765	\$71,765	\$ 1,701	Ongoing	
			\$345,000	\$336,765	\$136,765	\$ 73,915		
<b>Interior Common Areas:</b>	1460							
Painting Halls/Stairs (F)			\$80,000	\$80,000	\$80,000	\$ 4,640	As Needed	
Janitorial Utility Room			\$50,000	\$50,000	\$0	\$ -		
			\$130,000	\$130,000	\$80,000	\$ 4,640		
<b>Dwelling Equipment:</b>	1465.1							
Ranges & Refrigerators			\$25,000	\$25,000	\$25,000	\$ -	As Needed	
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-06</b>				\$1,120,000	\$810,000	\$340,000	\$ 114,873	

HA Name			Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					<b>2001</b>
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-07 Booker T. Washington Annex</b>	<b>Site Improvements:</b> Site Improvements (Landscaping)	1450		\$40,000	\$40,000	\$40,000	\$ -	Contract in Litigation
	<b>Mechanical and Electrical:</b> Fire Alarm System Upgrade (F)	1460		\$5,000	\$5,000	\$5,000	\$ -	Ongoing
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (F)	1460		\$8,000	\$8,000	\$8,000	\$ -	As Needed
	<b>Dwelling Units:</b> Kitchen Modernization, Bldgs. 8&9	1460		\$120,000	\$80,000	\$0	\$ 259	Plans/Specs
	LBP Abatement			\$0	\$0	\$0	\$ 3,405	Ongoing
	Pipe Insulation			\$20,000	\$20,000	\$20,000	\$ -	Ongoing
				\$140,000	\$100,000	\$20,000	\$ 3,664	
	<b>Interior Common Areas:</b>	1460						
<b>Dwelling Equipment:</b>	1465.1							
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-07:</b>				\$193,000	\$153,000	\$73,000	\$ 3,664	

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-09 A. Harry Moore Apts.	<b>Management Improvements:</b>	1408		\$0	\$124,530	\$124,530	\$ 18,316	Master Planner
	<b>Mechanical and Electrical:</b>	1460						
	<b>Building Exterior:</b>	1460						
	<b>Dwelling Units:</b>	1485						
	Demolition, Bldg. 4 & Associated Relocation and Refurbishment Costs			\$400,000	\$0	\$0	\$ -	Funds transferred
	Plastering/Painting	1460		\$0	\$57,990	\$57,990	\$ -	Ongoing
	<b>Interior Common Areas:</b>	1460						
	Painting Halls/Stairs (Bldgs. 1, 2, 6 & 7)			\$40,000	\$40,000	\$40,000	\$ 2,170	Ongoing
	Asbestos Removal			\$0	\$17,480	\$17,480	\$ -	Ongoing
	<b>Dwelling Equipment:</b>	1465.1						
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-09:</b>				\$440,000	\$240,000	\$240,000	\$ 20,486	

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-10 Curries Woods	Site Improvements:	1450						Ongoing
	Mechanical and Electrical:	1460						
	Building Exterior:	1460						
	Dwelling Units: Security Cameras (Lobbies/Stairwells/ Building Entrances)	1460		\$100,000	\$15,242	\$15,242	\$ 13,685	
	Interior Common Areas:	1460						
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
<b>Total, N.J. 9-10:</b>				\$100,000	\$15,242	\$15,242	\$ 13,685	

HA Name			Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-11 Berry Gardens I & II	<b>Site Improvements:</b> Site Improvements	1450		\$100,000	\$100,000	\$100,000	\$ -	Ongoing
	<b>Mechanical and Electrical:</b> Electric: Exterior Security Lighting (F) Fire Alarm System Upgrade (F) Domestic Hot Water Tank Replacement	1460		\$15,000	\$15,000	\$15,000	\$ 8,860	Ongoing
				\$5,000	\$5,000	\$5,000	\$ 16,156	Ongoing
				\$102,000	\$102,000	\$102,000	\$ 14,800	Ongoing
				\$122,000	\$122,000	\$122,000	\$ 39,816	
	<b>Building Exterior:</b> Roof Repair/Tuckpointing (F)	1460		\$10,000	\$10,000	\$10,000	\$ -	As Needed
	<b>Dwelling Units:</b> Apartment Window Study/Partial Replacement 504 Accessibility Compliance	1460		\$750,000	\$526,344	\$49,100	\$ -	Plans/Specs
				\$50,000	\$0	\$0	\$ 210	Funds transferred
	<b>Interior Common Areas:</b> Painting Halls/Stairs (F) Elevator Cab Refurb Asbestos Removal Elevator Shaft & Control Room Wiring (F)	1460		\$800,000	\$526,344	\$49,100	\$ 210	
				\$5,000	\$5,000	\$5,000	\$ 26,316	Ongoing
				\$0	\$213,640	\$213,640	\$ 154,699	Ongoing
				\$0	\$224,458	\$224,458	\$ 223,613	Ongoing
				\$15,000	\$15,000	\$15,000	\$ 17,295	Ongoing
			\$20,000	\$458,098	\$458,098	\$ 421,923		
<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1							
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-11:</b>				\$1,052,000	\$1,216,442	\$739,198	\$ 461,949	

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-14 Thomas J. Stewart Apts.	Site Improvements:	1450						Ongoing Plans/Specs
	Mechanical and Electrical:	1460						
	Building Exterior:	1460						
	Dwelling Units:	1460						
	Apartment Window Replacement		\$180,000	\$180,000	\$4,020	\$ 6,718		
	Security Cameras (Entrance Doors/Hallways)		\$35,000	\$35,000	\$15,242	\$ 6,917		
			\$215,000	\$215,000	\$19,262	\$ 13,635		
	Interior Common Areas:	1460						
Lobby Entrance Tiling		\$25,000	\$25,000	\$25,000	\$ 6,982	Ongoing		
Dwelling Equipment:	1465.1							
Non-Dwelling Structures:	1470							
<b>Total, N.J. 9-14:</b>				\$240,000	\$240,000	\$44,262	\$ 20,617	

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-15/18 Berry Gardens III & IV	<b>Site Improvements:</b>	1450			\$0	\$0	\$ 3,566	
	<b>Mechanical and Electrical:</b>	1460						
	<b>Building Exterior:</b>	1460						
	<b>Dwelling Units:</b> Apartment Window Replacement	1460		\$250,000	\$213,800	\$28,540	\$ -	Plans/Specs
	<b>Interior Common Areas:</b> Apartment/Hallway Floor Refurb	1460		\$60,000	\$60,000	\$60,000	\$ 31,068	Ongoing
	Security System			\$0	\$36,200	\$36,200	\$ -	Ongoing
	<b>Dwelling Equipment:</b>	1465.1						
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-15/18:</b>				\$310,000	\$310,000	\$124,740	\$ 31,068	

HA Name			Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					<b>2001</b>
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>N.J. 9-20 Dwight St. Homes</b>	<b>Site Improvements:</b> Sidewalk Replacement	1450		\$0	\$48,600	\$48,600	\$ 35,920	Ongoing
	<b>Mechanical and Electrical:</b>	1460						
	<b>Building Exterior:</b> Roofs: Repair/Siding	1460		\$10,000	\$10,000	\$10,000	\$ -	As Needed
	<b>Dwelling Units:</b> Phase II Townhouse Supplement	1460		\$0	\$200,000	\$200,000	\$ -	Developer Selected
	<b>Dwelling Equipment:</b>	1465.1						
	<b>Interior Common Areas:</b>	1460						
	<b>Non-Dwelling Structures:</b>	1470						
<b>Total, N.J. 9-20:</b>				\$10,000	\$258,600	\$258,600	\$ 35,920	

# Annual Statement/Performance and Evaluation Report

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

### Part III: Implementation Schedule

HA Name Housing Authority of the City of Jersey City			Grant Type and Number Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:			Federal FY of Grant: <b>2001</b>	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1) PHA Plan/Strategic Goals A. Staff	09/30/03			09/30/04			
2) Achieve Greater Financial Stability & Enhance Mgmt. Information Systems A. Asset Management B. MIS Staff C. Network (Hardware/Software)	09/30/03			09/30/04			
3) Promote & Enforce Resident Responsibility & Promote & Support Resident Self-Sufficiency -Resident Responsibility: A. TAB B. RC/RMC Clerk C. Senior Services D. Equipment/Training -Site-Based Waiting List: A. Staff B. Credit Check -Pre-Hope VI: Lafayette/AHM Staff	09/30/03			09/30/04			
4) Improve Existing Site Conditions A. PHAS/PHMAP Staff B. PHAS Training C. One-Strike Legal	09/30/03			09/30/04			
5) Augment Staff Training & Development A. HR Staff B. Training: Goals C. Training: General	09/30/03			09/30/04			
Administration							
N.J. 9-01, Lafayette Gardens	09/30/03			09/30/04			
N.J. 9-02, Marion Gardens	09/30/03			09/30/04			
N.J. 9-03/7, Booker T. Washington Apts.	09/30/03			09/30/04			
N.J. 9-04, Hudson Gardens	09/30/03			09/30/04			
N.J. 9-05, Holland Gardens	09/30/03			09/30/04			
N.J. 9-06, Montgomery Gardens	09/30/03			09/30/04			
N.J. 9-09, A. Harry Moore Apts.	09/30/03			09/30/04			
N.J. 9-11, Berry Gardens, I & II	09/30/03			09/30/04			
N.J. 9-14, Thomas J. Stewart Apts.	09/30/03			09/30/04			
N.J. 9-15/18, Berry Gardens, III & IV	09/30/03			09/30/04			

Annual Statement/Performance and Evaluation Report

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

**Part I: Summary**

HA Name <b>Housing Authority of the City of Jersey City</b>	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement/Revision Number\_\_1\_\_  
 Performance and Evaluation Report for Program Year Ending\_\_1/31/03\_\_\_\_     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$1,137,381	\$1,137,381	\$1,137,381	\$116,158
	Management Improvements Hard Costs				
4	1410 Administration	\$760,158	\$760,158	\$760,158	\$494,469
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$320,000	\$556,871	\$381,506	\$3,000
10	1460 Dwelling Structures	\$4,755,000	\$4,493,129	\$2,230,279	\$343,263
11	1465.1 Dwelling Equipment-Nonexpendable	\$110,000	\$110,000	\$110,000	\$0
12	1470 Nondwelling Structures	\$0	\$25,000	\$25,000	\$1,896
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$500,000	\$480,000	\$0	\$0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$7,582,539</b>	<b>\$7,562,539</b>	<b>\$4,644,324</b>	<b>\$958,786</b>
	Amount of line 20 Related to LBP Activities	\$125,000	\$125,000	\$125,000	\$26,761
	Amount of line 20 Related to Section 504 Compliance	\$0	\$15,000	\$15,000	\$0
	Amount of line 20 Related to Security - Soft Costs	\$0			
	Amount of line 20 Related to Security - Hard Costs	\$600,000	\$565,000	\$370,907	\$28,635
	Amount of line 20 Related to Energy Conservation Measures	\$2,245,000	\$2,106,665	\$644,780	\$25,887
	Collateralization Expenses or Debt Service				

HA Name <b>Housing Authority of the City of Jersey City</b>	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>			
<b>JCHA-Wide Management Improvements</b>	1) JCHA Agency Plan/Strategic Goals/Publication a) Staff	1408		\$94,000	\$94,000	\$94,000	\$13,851	Ongoing		
	2) Transform Distressed "Projects" and Build New Communities a) Homeownership: Staff		\$62,000	\$62,000	\$62,000	\$0	Ongoing			
	3) Promote & Enforce Resident Responsibility a) One Strike: Staff Legal		\$46,000 \$75,000	\$46,000 \$50,000	\$46,000 \$50,000	\$0	Ongoing			
	b) Res. Resp.: TAB Staff RC/RMC Clerk Equipment/Training		\$90,000 \$54,000 \$48,000	\$90,000 \$0 \$82,000	\$90,000 \$0 \$82,000	\$0	Ongoing Ongoing Funds Transferred Ongoing			
	4) Improve & Expand Senior Citizen Affordable Housing Opportunities a) Staff b) Security Contract		\$172,000 \$0	\$172,000 \$125,000	\$172,000 \$125,000	\$20,094 \$0	Ongoing Ongoing			
	5) Achieve Greater Financial Stability a) Staff		\$62,000	\$62,000	\$62,000	\$14,721	Ongoing			
	6) Ensure Civil Rights & Fair Housing Opportunities a) Site Based Waiting List: Staff		\$121,000	\$121,000	\$121,000	\$25,577	Ongoing			
	7) Augment Staff Training & Development a) HR Staff b) Training		\$17,000 \$50,000	\$17,000 \$20,000	\$17,000 \$20,000	\$8,006	Ongoing			
	8) Enhance Mgmt. Information Systems a) MIS: Staff b) Network (Hardware/Software)		\$171,000 \$75,381	\$171,000 \$25,381	\$171,000 \$25,381	\$33,909	Ongoing			
	<b>Sub-Total 1408:</b>				\$1,137,381	\$1,137,381	\$1,137,381	\$116,158		
	<b>HA-Wide Admin</b>		JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection and Accounting	1410		\$760,158	\$760,158	\$760,158	\$494,469	Ongoing
			<b>Sub-Total 1410:</b>			\$760,158	\$760,158	\$760,158	\$494,469	Ongoing

Annual Statement/Performance and Evaluation Report

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

**Part II: Supporting Pages**

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-1 Lafayette Gardens</b>	<b>Dwelling Structures:</b> Demolition & Associated Costs (Blg 1-4)	1485		\$500,000	\$480,000	\$0	\$0	Plans/Specs
	Asbestos Removal	1460		\$0	\$20,000	\$20,000	\$0	Ongoing
<b>Total N.J. 9-1</b>				\$500,000	\$500,000	\$20,000	\$0	

HA Name <b>Housing Authority of the City of Jersey City</b>	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-2 Marion Gardens</b>	<b>Site:</b>	1450						
	Site Improvements			\$100,000	\$228,536	\$228,536	\$0	Ongoing
	Sewerline Replacement			\$0	\$46,700	\$39,600	\$0	Ongoing
	<b>Skilled Trades:</b>	1460						
	Roof Repair/Tuckpointing			\$20,000	\$20,000	\$20,000	\$0	As Needed
	Vacancy/Apartment Refurbishment			\$80,000	\$80,000	\$80,000	\$8,347	Ongoing
	Electric: Exterior Security Lighting			\$30,000	\$30,000	\$30,000	\$7,732	Ongoing
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$5,141	Ongoing
	<b>Dwelling Structures:</b>	1460						
	Kitchen Modernization			\$50,000	\$50,000	\$0	\$0	
	Bathroom Modernization			\$25,000	\$25,000	\$0	\$0	
	Apartment Painting			\$15,000	\$15,000	\$15,000	\$0	Ongoing
	Apartment Window Replacement, Bldg. 2			\$225,000	\$178,300	\$178,300	\$0	Ongoing
	Fire Escapes: Replace, Refurb, Paint			\$20,000	\$20,000	\$20,000	\$0	Ongoing
	Stair Repair/Replace Balance, Bldgs. 3,4,11,12			\$100,000	\$100,000	\$67,397	\$0	Ongoing
	Building Structural Repair			\$390,000	\$261,464	\$82,566	\$0	Ongoing
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges & Refrigerators		\$20,000	\$20,000	\$20,000	\$0	As Needed	
	<b>Non-Dwelling Structures:</b>	1470						
	<b>Total, N.J. 9-02:</b>			<b>\$1,095,000</b>	<b>\$1,095,000</b>	<b>\$801,399</b>	<b>\$21,220</b>	

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-03 Booker T. Washington Apts.</b>	<b>Site:</b>	1450						
	<b>Skilled Trades:</b>	1460						
	Roof Repair/Tuckpointing			\$10,000	\$10,000	\$10,000	\$0	As Needed
	Vacancy/Apartment Refurbishment			\$40,000	\$40,000	\$40,000	\$6,865	Ongoing
	Painting Halls/Stairs			\$20,000	\$20,000	\$20,000	\$0	Ongoing
	<b>Dwelling Structures:</b>	1460						
	Stair Tiling			\$25,000	\$0	\$0	\$0	Funds Transferred
	Tuckpointing/Brick Repair			\$120,000	\$120,000	\$0	\$9,720	
	Painting Apartments			\$20,000	\$20,000	\$20,000	\$0	Ongoing
	Lead-Based Paint Testing/Abatement			\$50,000	\$50,000	\$50,000	\$15,704	Ongoing
	Building Structural Repair Study, Bldg. 5			\$80,000	\$80,000	\$80,000	\$0	Ongoing
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges & Refrigerators			\$20,000	\$20,000	\$20,000	\$0	As Needed
<b>Non-Dwelling Structures:</b>	1470							
Community Hall Refurb			\$0	\$25,000	\$25,000	\$1,896	Ongoing	
<b>Total, N.J. 9-03:</b>				<b>\$385,000</b>	<b>\$385,000</b>	<b>\$265,000</b>	<b>\$34,185</b>	

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-04 Hudson Gardens</b>	<b>Site:</b>	1450						
	<b>Skilled Trades:</b>	1460						
	Roof Repair/Tuckpointing			\$20,000	\$20,000	\$20,000	\$0	As Needed
	Facility Masonry Repair			\$10,000	\$10,000	\$10,000	\$1,691	Ongoing
	Apartment Painting			\$25,000	\$25,000	\$25,000	\$0	Ongoing
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$645	Ongoing
	<b>Dwelling Structures:</b>	1460						
	Apartment Windows (inclgd. FE), Bldg. 4			\$300,000	\$300,000	\$300,000	\$0	Ongoing
	Boiler Room Stack/Breeching Repair			\$50,000	\$50,000	\$10,335	\$4,450	Ongoing
	Painting Hall/Stair			\$10,000	\$10,000	\$10,000	\$3,550	Ongoing
	Lead Based Paint Testing/Abatement			\$30,000	\$30,000	\$30,000	\$2,504	Ongoing
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	\$0	As Needed
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-04:</b>				<b>\$465,000</b>	<b>\$465,000</b>	<b>\$425,335</b>	<b>\$12,840</b>	

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-05 Holland Gardens</b>	<b>Site:</b> Site Improvements	1450			\$61,635	\$61,635	\$0	Ongoing
	<b>Skilled Trades:</b>	1460						
	Roof Repair/Tuckpointing			\$15,000	\$15,000	\$15,000	\$0	As Needed
	Vacancy/Apartment Refurbishment			\$30,000	\$30,000	\$30,000	\$1,923	Ongoing
	Apartment Painting			\$15,000	\$15,000	\$15,000	\$0	Ongoing
	Electric: Exterior Security Lighting			\$20,000	\$20,000	\$20,000	\$645	Ongoing
	<b>Dwelling Structures:</b>	1460						
	Tuckpointing/Brick Repair			\$80,000	\$80,000	\$17,980	\$9,720	Ongoing
	Apartment Window Replacement, Bldg. 2			\$100,000	\$38,365	\$0	\$0	
	Boiler Room Stack/Breeching Repair			\$53,000	\$53,000	\$25,335	\$4,450	Ongoing
	Lead Based Paint Testing/Abatement			\$35,000	\$35,000	\$35,000	\$4,503	Ongoing
	<b>Dwelling Equipment:</b>	1465.1						
	Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	\$0	As Needed
	<b>Non-Dwelling Structures:</b>	1470						
<b>Total, N.J. 9-05:</b>				<b>\$358,000</b>	<b>\$358,000</b>	<b>\$229,950</b>	<b>\$21,241</b>	

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-06 Montgomery Gardens</b>	<b>Site:</b> Site Improvements	1450		\$20,000	\$20,000	\$3,020	\$2,655	Ongoing
	<b>Skilled Trades:</b> Vacancy/Apartment Refurbishment	1460		\$40,000	\$40,000	\$40,000	\$6,184	Ongoing
	<b>Dwelling Structures:</b> Elevator: Door and Frame Replace	1460		\$60,000	\$60,000	\$0	\$0	
	Building Structural Repair/Foundations			\$50,000	\$50,000	\$0	\$0	
	Elevator Security Cameras (Pilot Program)			\$150,000	\$150,000	\$35,907	\$19,613	Plans/Specs
	Boiler Upgrade			\$400,000	\$400,000	\$24,525	\$0	Plans/Specs
	Vacuum System Upgrade, Bldgs. 4, 5, 6			\$45,000	\$45,000	\$13,495	\$12,597	Ongoing
	<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$25,000	\$25,000	\$25,000	\$0	As Needed
	<b>Non-Dwelling Structures:</b>	1470						
	<b>Total, N.J. 9-06</b>				<b>\$790,000</b>	<b>\$790,000</b>	<b>\$141,947</b>	<b>\$41,049</b>

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-07 Booker T. Washington Annex</b>	<b>Site:</b>	1450						
	<b>Skilled Trades:</b>	1460						
	<b>Dwelling Structures:</b>	1460						
	Apartment Windows (Caulking/Sills)			\$80,000	\$80,000	\$7,590	\$4,390	Plans/Specs
	Lead Based Paint Testing/Abatement			\$10,000	\$10,000	\$10,000	\$4,050	Ongoing
<b>Dwelling Equipment:</b>	1465.1							
Ranges & Refrigerators				\$5,000	\$5,000	\$5,000	\$0	As Needed
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-07:</b>				<b>\$95,000</b>	<b>\$95,000</b>	<b>\$22,590</b>	<b>\$8,440</b>	

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-11 Berry Gardens I &amp; II</b>	<b>Site:</b> Site Improvements	1450		\$150,000	\$150,000	\$48,715	\$345	Ongoing
	<b>Skilled Trades:</b> Roof Repair/Tuckpointing	1460		\$10,000	\$10,000	\$10,000	\$0	As needed
	Vacancy/Apartment Refurbishment			\$25,000	\$25,000	\$25,000	\$8,113	Ongoing
	Apartment Painting			\$20,000	\$24,088	\$24,088	\$9,561	Ongoing
	Elevator Shaft & Control Room Wiring			\$25,000	\$25,000	\$25,000	\$7,521	Ongoing
	Fire Alarm System Upgrade			\$15,000	\$15,000	\$15,000	\$6,283	Ongoing
	<b>Dwelling Structures:</b> Kitchen Modernization	1460		\$35,000	\$20,000	\$20,000	\$11,597	Ongoing
	Apartment Window/Partial Replacement			\$850,000	\$850,000	\$0	\$0	Bid March '03
	Domestic Hot Water Tank Replacement			\$112,000	\$112,000	\$85,200	\$0	Ongoing
	Asbestos Removal: Hallway/Apartments			\$145,000	\$140,912	\$140,912	\$81,312	Ongoing
	Security Doors (Intercom, Buzzer System, Cameras)			\$200,000	\$200,000	\$200,000	\$0	Ongoing
	Sec 504 Units			\$0	\$15,000	\$15,000	\$0	Ongoing
	<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$10,000	\$10,000	\$10,000	\$0	As Needed
	<b>Total, N.J. 9-11:</b>			<b>\$1,597,000</b>	<b>\$1,597,000</b>	<b>\$618,915</b>	<b>\$124,732</b>	

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-14 Thomas J. Stewart Apts.</b>	<b>Site:</b>	1450						
	<b>Skilled Trades:</b> Vacancy/Apartment Refurbishment	1460		\$10,000	\$10,000	\$10,000	\$1,382	Ongoing
	<b>Dwelling Structures:</b> Building Structural Repair	1460		\$120,000	\$110,000	\$81,649	\$80,466	Complete
	Security Cameras (Entrance Doors/Hallways)			\$80,000	\$80,000	\$0	\$0	Plans/Specs
	Hallway /Lobby Floor Replace			\$0	\$10,000	\$10,000	\$0	Ongoing
<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$5,000	\$5,000	\$5,000	\$0	As Needed	
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-14:</b>				<b>\$215,000</b>	<b>\$215,000</b>	<b>\$106,649</b>	<b>\$81,848</b>	

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-15/18 Berry Gardens III &amp; IV</b>	<b>Site:</b> Site Improvements	1450		\$50,000	\$50,000	\$0	\$0	Plans/Specs
	<b>Skilled Trades:</b>	1460						
	<b>Dwelling Structures:</b> Kitchen Modernization	1460		\$20,000	\$20,000	\$20,000	\$0	Ongoing
	Security Doors (Intercom, Buzzer System, Cameras)			\$75,000	\$75,000	\$75,000	\$0	Ongoing
	<b>Dwelling Equipment:</b> Ranges & Refrigerators	1465.1		\$5,000	\$5,000	\$5,000	\$0	As Needed
<b>Non-Dwelling Structures:</b>	1470							
<b>Total, N.J. 9-15/18:</b>				<b>\$150,000</b>	<b>\$150,000</b>	<b>\$100,000</b>	<b>\$0</b>	

Annual Statement/Performance and Evaluation Report

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

**Part II: Supporting Pages**

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-20 Dwight St. Homes</b>	<b>Site:</b>	1450						
	<b>Skilled Trades:</b> Vacancy Refurbishment	1460		\$25,000	\$25,000	\$25,000	\$2,604	Ongoing
	<b>Dwelling Structures:</b> Roof Repair/Siding	1460		\$10,000	\$10,000	\$10,000	\$0	As Needed
	<b>Dwelling Equipment:</b>	1465.1						
	<b>Non-Dwelling Structures:</b>	1470						
	<b>Total, N.J. 9-20:</b>			<b>\$35,000</b>	<b>\$35,000</b>	<b>\$35,000</b>	<b>\$2,604</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part III: Implementation Schedule**

HA Name		Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:					2002
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1) PHA Plan/Strategic Goals/Publications a) Staff	5/31/2004			5/31/2006			
2) Achieve Greater Financial Stability and Enhance Mgmt. Information Systems a) Asset Management Staff b) MIS Staff Network (hardware/software)	5/31/2004			5/31/2006			
3) Promote & Enforce Resident Responsibility & Promote & Support Resident Self-Sufficiency a) Resident Responsibility: TAB Staff RC/RMC Clerk Senior Services Equipment/Training b) Site Based Waiting List: Staff Credit Check	5/31/2004			5/31/2006			
4) Improve Existing Sites' Conditions a) PHAS/MASS Staff b) PHAS Training c) One Strike Legal	5/31/2004			5/31/2006			
5) Augment Staff Training and Development a) HR Staff b) Training: Goals c) Training; General	5/31/2004			5/31/2006			
Administration							
N.J. 9-01, Lafayette Gardens	5/31/2004			5/31/2006			
N.J. 9-02, Marion Gardens	5/31/2004			5/31/2006			
N.J. 9-03/7, Booker T. Washington Apts.	5/31/2004			5/31/2006			
N.J. 9-04, Hudson Gardens	5/31/2004			5/31/2006			
N.J. 9-05, Holland Gardens	5/31/2004			5/31/2006			
N.J. 9-06, Montgomery Gardens	5/31/2004			5/31/2006			
N.J. 9-11/15/18, Berry Gardens, I, II, III, IV	5/31/2004			5/31/2006			
N.J. 9-14, Thomas J. Stewart Apts.	5/31/2004			5/31/2006			
N.J. 9-20, Dwight Street Homes	5/31/2004			5/31/2006			

Annual Statement/Performance and Evaluation Report  
Replacement Housing Program 2002

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

OMB Approval No. 2577-0157 (7/98)

HA Name <b>Housing Authority of the City of Jersey City</b>	Comprehensive Grant Number: NJ39R00950102	FFY of Grant Approval: 2002
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement/Revision Number 1  
 Performance and Evaluation Report for Program Year Ending 1/31/03     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>2</sup>	
		Original	Revised <sup>1</sup>	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$721,003	\$721,003	\$721,003	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
<b>19</b>	<b>Amount of Annual Grant (Sum of lines 2-18)</b>	<b>\$721,003</b>	<b>\$721,003</b>	<b>\$721,003</b>	<b>\$0</b>
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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

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

Annual Statement/Performance and Evaluation Report  
Replacement Housing Program 2002

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>c</sup>	Funds Expended <sup>c</sup>	
<b>N.J. 9-10 Curries Woods</b>	<b>Site:</b>	1450						Contract Awarded
	<b>Skilled Trades:</b>	1460						
	<b>Dwelling Units:</b> Replacement Housing in conjunction with Curries Woods HOPE VI Revitalization Phase V	1460		\$721,003	\$721,003	\$721,003	\$0	
	<b>Dwelling Equipment:</b>	1465.1						
	<b>Non-Dwelling Structures:</b>	1470						
<b>Total, N.J. 9-10:</b>				<b>\$721,003</b>	<b>\$721,003</b>	<b>\$721,003</b>	<b>\$0</b>	

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

X

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

form HUD-52837 (10/96)

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

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report  
Replacement Housing Program 2002

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates <sup>2</sup>
	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
N.J. 9-10, Curries Woods	5/31/2004		11/4/2002	5/31/2006			

Signature of Executive Director & Date:

Signature of Public Housing Director Administrator & Date:

X

X

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

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