

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

PHA Plans

Annual Plan for Fiscal Year 2003

HOUSING AUTHORITY OF THE CITY OF ORANGE
340 THOMAS BOULEVARD
ORANGE, NEW JERSEY 07050

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Orange

PHA Number: NJ 025

PHA Fiscal Year Beginning: 04/2003

Public Access to Information

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

- Main administrative office of the PHA located at
340 Thomas Boulevard
Orange, New Jersey 07050

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA located at
340 Thomas Boulevard
Orange, New Jersey 07050
- PHA development management offices located at
125 South Essex Avenue
Orange, New Jersey 07050

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

- Main administrative office of the PHA located at
340 Thomas Boulevard
Orange, New Jersey 07050
- PHA development management offices located at
125 South Essex Avenue
Orange, New Jersey 07050

Annual PHA Plan PHA Fiscal Year 2003

i. Annual Plan Type:

X **Standard Plan**

ii. Executive Summary of the Annual PHA Plan

The Housing Authority of the City of Orange was founded in 1938 to provide decent, safe and sanitary housing to lower income people, using funds from the U.S. Department of Housing and Urban Development and other assistance made available for such purposes.

In 1953, our first complex, Dr. Walter G. Alexander Court was erected and in 1954, Fr. Rasi Homes was built to house low-income families. In 1973, Washington Manor Senior Citizens complex was built to house the elderly and disabled.

The Section 8 Program was enacted as part of the Housing and Community Development Act of 1974, which codified the U.S. Housing Act of 1937. The Orange Housing Authority is currently administering 562 Housing Choice Vouchers. The Section 8 Program was enacted as part of the Housing and Community Development Act of 1974, which codified the U.S. Housing Act of 1937. The requirements of this rental assistance program are described in the Section 8 Administrative Plan and implemented through the Section 8 housing office.

Overall, the Orange Housing Authority's image can be characterized as one that promotes improvement in the quality of life and economic stability for our resident population. The Orange Housing Authority further works to ensure equal opportunity in housing for all Americans.

Overview

Since its inception, the Authority has worked with citizens of the community to provide affordable, decent, safe and sanitary housing for low-income families, seniors and disabled citizens.

The Quality Work and Housing Responsibility Act of 1998 mandated changes in the operation of this housing authority. The Orange Housing Authority continues to be faced with the decreasing availability of funding and the need to increase services for low-income Americans.

New Jersey Housing Authorities are unique in that they are the only housing authorities in the country required to have their Executive Director and members of the Board of Commissioners certified by the State. The State Department of Community Affairs is responsible for administering a course of study for Executive Directors that is comprised of ten (10) courses. The course study for Commissioners is five (5) courses. Executive Directors have two (2) years in which to successfully complete their courses and Commissioners have eighteen (18) months. In addition to the successful completion of their course of study, Executive Directors must have five (5) years experience and hold a four-year college degree.

The Orange Housing Authority's business office is located at 340 Thomas Boulevard, Orange, New Jersey 07050. There is also a rental office located at our Father Rasi Homes site at 125 South Essex Avenue, Orange, New Jersey 07050. The Orange Housing Authority has been operating under federal subsidy, rental income, and grants to fund its programs. The availability of funding is essential for the Authority to maintain its current level of operations and provide services to its tenants and assisted families.

The Orange Housing Authority is now at a point where they must continue to provide all programs under limited budget constraints, with more extensive regulations and laws. We submitted a Hope VI Demolition and Revitalization Application in 2001, which was not funded, and we were unable to meet criteria threshold requirements for the 2002 Hope VI round for our Fr. Rasi Homes complex. With the ever present threat of drugs and violence in and around the Fr. Rasi complex and the cost of maintaining an antiquated building, the Authority has begun relocation of its residents at Fr. Rasi homes and will apply for demolition funding to demolish the complex.

Objectives

The Orange Housing Authority will strive to increase the availability of decent, safe and sanitary housing in the area and to ensure equal opportunity in housing for all Americans. The Authority will promote self-sufficiency of families and individuals that are participants and residents, to improve the quality of life and economic stability of our residents. These goals and objectives are further described in the Admissions, Occupancy and Rental Policy that has been adopted by the Board of Commissioners.

Capital Improvements

According to the opportunities and requirements for the Orange Housing Authority described in this annual plan, and based on what we feel are sound business assumptions; our annual capital requirements are as listed in our budgets submitted to HUD for funding.

To accomplish this goal we have developed a comprehensive plan to intensify and accelerate our marketing activities and improve our customer service operation. To implement our plans we will need adequate funding revenues, including the procuring of grants to aid in our efforts to comply with this plan.

Administrative Management Team

Our management team consists of 13 men and women.

Interim Executive Director	Accounting Assistant
Tenant Relations Assistant	Senior Account Clerk
Public Housing Manager	Program Director, HAPP
Public Housing Manager, On Site	Leased Housing Technician
Maintenance Superintendent	Clerk Typist, Section 8
Assistant Maintenance Superintendent	Clerk Typist, Management
Housing Aide, Public Housing	

The Board of Commissioners is comprised of seven members. The Mayor of the City of Orange Township appoints one Commissioner and the Governor of the State of New Jersey appoints one Commissioner. The five remaining members are

appointed by the municipal governing body. The Board of Commissioners assists the management team in setting policy, appoints the Executive Director, and provides other services as described in the By Laws of the Orange Housing Authority. The Board of Commissioners is not responsible for management decisions and the day-to-day operations of the Authority. In addition, the Board members provide tremendous support for management decisions and creativity.

Service Strategy

The Orange Housing Authority will provide the goals and objectives as described herein, and will make annual plans for each specific year. The Orange Housing Authority shall continue to provide the most services possible, providing the funds available.

Customer Profile

The Orange Housing Authority's primary market is low income, African-American citizens. Over the last five years, there has also been an increased market for Latino and Haitian citizens, with the emphasis on Latinos over the last two years. The most typical customer for our assistance is someone in the lower income, single head of household, category that needs assistance to provide housing for their family. With the inception of the 1998 Quality Work and Housing Responsibility Act, our client base has changed because of income targeting. In the public housing program, we must now accept 40% of new admissions with incomes at or below 30% of the area median. For the rental assistance program we must accept 75% of new admissions with incomes at or below 30% of the area median. This will have an affect on our ability to create mixed income complexes, assist working families, and generate rental income for operations.

Affirmative Marketing Plan

The Orange Housing Authority's marketing strategy is to improve, enhance, promote and support the fact that our housing can be of benefit to lower income

citizens to help them obtain self-sufficiency, improve their quality of life and achieve economic stability.

The Orange Housing Authority's affirmative marketing strategy incorporates plans to inform the public we wish to serve of the availability of our housing and services through advertisement in the local and minority newspapers, bulletin boards and tenant newsletter. The Authority has also incorporated plans to reach the non-English speaking community, specifically the Latino community, which is increasing in the City of Orange. The determining factors in choosing these channels are the service to be provided, consideration to the most saturation for the least cost, and other criteria to be determined by the Orange Housing Authority.

Advertising and Promotion

The Orange Housing Authority's overall advertising and promotional objectives are to position it as a leader in the market of affordable rental housing. We will develop an advertising campaign built around the increasing availability of decent, safe and affordable housing for American citizens, the desire of the Orange Housing Authority to ensure equal opportunity in housing for all citizens, and improving the quality of live for residents and participants. In addition to standard advertising practices, we will gain considerable recognition through grants, public service announcements, press recognition, public comment and word of mouth.

Conclusion

The Orange Housing Authority will work toward increasing the availability of decent, safe and affordable housing and to do everything possible to ensure equal opportunity in housing for all Americans. The Authority will promote self-sufficiency and asset development of families and individual residents and/or participants, and to improve the quality of life and economic stability of residents and participants.

The Orange Housing Authority will make every effort to garner services from other public agencies within the municipality, county and state, and where possible co-venture with other housing authorities and/ or pubic entities.

iii. Annual Plan Table of Contents

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	
1. Housing Needs	9
2. Financial Resources	18
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	28
5. Operations and Management Policies	32
6. Grievance Procedures	34
7. Capital Improvement Needs	34
8. Demolition and Disposition	36
9. Designation of Housing	37
10. Conversions of Public Housing	38
11. Homeownership	39
12. Community Service Programs	41
13. Crime and Safety	44
14. Pets	46
15. Civil Rights Certifications (included with PHA Plan Certifications)	46
16. Audit	46
17. Asset Management	46
18. Other Information	47

Attachments

Required Attachments:

- X Admissions Policy for Deconcentration
- X FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- X PHA Management Organizational Chart
- X FY 2003 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Supporting Documents Available for Review

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

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

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

1. Statement of Housing Needs

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1,232		780	749	163	1,2,3	Orange
Income >30% but <=50% of AMI	1,030						Orange
Income >50% but <80% of AMI	979						Orange
Elderly	551						Orange
Families with Disabilities	703						Orange
Race/Black	24,318						Orange
Race/White	2,502						Orange
Race/Latino	4,097						Orange
Race/Asian	414						Orange

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

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

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

Public Housing Program

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	284		7%
Extremely low income <=30% AMI	260	92%	
Very low income (>30% but <=50% AMI)	24	8%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	90	32%	
Elderly families	63	22%	
Families with Disabilities	113	40%	
Race/Black	263	93%	
Race/Hispanic	10	4%	
Race/Haitian	8	2%	
Race/Caucasian	3	1%	
Characteristics by Bedroom Size (Public Housing Only)	117	41%	
1BR	77	27%	
2 BR	49	17%	
3 BR	36	13%	
4 BR	5	2%	
5 BR	0	0%	

Housing Needs of Families on the Waiting List			
5+ BR	0	0%	
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
X Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,078		10%
Extremely low income <=30% AMI	356	33%	
Very low income (>30% but <=50% AMI)	550	51%	
Low income (>50% but <80% AMI)	194	18%	
Families with children	805	75%	
Elderly families	273	25%	
Families with Disabilities	38	4%	
Race/Black	701	65%	
Race/Latino	22	2%	
Race/Caucasian	355	33%	
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 1 year, 10 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

The Housing Authority of the City of Orange applied for 140 Section 8 Housing Choice Vouchers in conjunction with a Hope VI Demolition and Revitalization Application and with a Demolition only application in 2001. We were not funded for HOPE VI or Demolition but were awarded 39 housing choice vouchers to assist with our relocation efforts. We have amended our Admissions and Occupancy policy and our Section 8 Administrative Plan to offer a preference to the relocation residents. Our Family Self-Sufficiency Program is not in effect as yet, however, staff personnel have completed the case management study course, our Action Plan has been approved and residents are awaiting the start of the program. This program will work in conjunction with our Community and Supportive Services program we will have in effect in anticipation of the 2003 HOPE VI grant application. The Housing Authority will apply demolition funding in 2002 and will take advantage of additional Housing Choice Vouchers this coming year.. The Authority further plans to take measures to improve our PHAs scores and employ effective management and maintenance strategies in an effort to increase customer satisfaction.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
The Housing Authority has offered training to its housing managers and maintenance personnel in 2002. We have maintenance policies in place in our maintenance plan that will reduce the amount of time units are off-line. Our work order program is computerized and running efficiently so we can track uncompleted work orders. Our management personnel will receive training this year in Occupancy Rules and Regulations. This will foster a better understanding of what is expected of staff and increase communication and working relationships with the residents and the community at large, with the hope that the amount of time units are off-line can be reduced.

- X Reduce turnover time for vacated public housing units
The Housing Authority plans to reduce the amount of time for turnover of vacated units by limiting the amount of outside contracting used to complete repairs in the units and utilizing our maintenance staff more effectively to make most repairs in-house. We now use in house staff to make most plumbing repairs and for painting units. We will continue this practice for as long as it remains feasible to use in house personnel.

- X Reduce time to renovate public housing units
The Housing Authority will procure contracting services more effectively, thus eliminating the need for unexpected change orders and reduce the amount of time needed to complete unit renovations. We have employed the services of a Modernization Coordinator to oversee our procurement practices and Capital Fund contracts. With the demolition of our Fr. Rasi complex, we can address the needs of our remaining two complexes in a more timely manner. The Authority will be making capital improvements to its remaining structures and have opted to procure these improvements in their entirety, rather than by item, thus reducing the time to do renovations.

- X Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
The Housing Authority was unsuccessful in obtaining a 2001 Hope VI Demolition and Revitalization Application to demolish its Fr. Rasi Homes complex, but were awarded 39 replacement housing choice vouchers to assist in the relocation. We will use these vouchers along with our current stock and apply for additional Housing Choice Vouchers this coming year. If funded, we will use these vouchers to replace inventory lost through relocation

- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
The Housing Authority increased the voucher payment standards in 2000. We have monitored the program closely and will adjust the standards in 2003 and again as needed.
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
The Housing Authority has opened, updated and closed its Section 8 waiting list in 2001. They have sent mass mailings to applicants on the waiting list and have held several mass interviews, which increased our lease-up utilization rates from 82% to the current 95%. We feel confident that we can continue this trend to effectively build our program. The Housing Authority's Section 8 Department held a Landlord Outreach Seminar in 2002 to acquaint new landlords in the area with our Housing Choice Voucher Program. The Outreach was successful and the Housing Authority will make every effort to keep private owners informed of legislative changes in program requirements, which are designed to make the program more attractive to owners. The Housing Authority will offer printed material to private owners and managers to acquaint them with opportunities available under the program. The Authority will also develop working relationships with owners in the jurisdiction.
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
In the 1999 Consolidated Plan sub-section "Five Year Strategic Plan" for "Affordable Housing Strategy," Essex County states four priorities to help increase the inventory of affordable housing within the consortium. These priorities are:
1. To expand the supply of affordable housing units for low and moderate income families,
 2. To maintain the existing supply of affordable housing units for low and moderate income families,
 3. To provide rental assistance to low and very low income families,
 4. To provide increased housing opportunities with support services for first time homebuyers.
- The Housing Authority of the City of Orange has adopted those strategies

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

- X Apply for additional section 8 units should they become available
The Housing Authority will continue to apply to Section 8 Housing Choice Vouchers when they become available to support relocation efforts.

- X Leverage private or other public funds to create additional housing opportunities:
The Orange Housing Authority will combine efforts with private and public organizations to provide a mechanism through which families receiving public assistance can achieve economic independence through the Family Self-Sufficiency Program, as outlined by the U.S. Department of Housing and Urban Development. The Housing Authority has begun relocation of the residents of its Fr. Rasi Homes complex and the strategy is to leverage private funding through tax credits and capital fund leveraging to begin a Phase I redevelopment plan to provide housing opportunities to those residents who were relocated.

- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
With the implementation of our redevelopment plan and in the event that there a Hope VI round in 2003, the Housing Authority plans to create mixed income community using mixed finance housing resources

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

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

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- X Adopt rent policies to support and encourage work
The Housing Authority continues to offer incentives to its residents by encouraging participation in tenant training and work programs. The Authority sponsored a job fair offered by United Parcel Service where residents were given an overview of the jobs offered at UPS, were screened for qualifications and were taken to and from the job interview. We continue to offer job opportunities through our programs and through programs offered throughout the county.

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

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

- X Employ admissions preferences aimed at families who are working

The Authority updated its Admissions and Occupancy Policy that established a working family preference and will continue to affirmatively market units to accomplish deconcentration.

- X Adopt rent policies to support and encourage work
The Housing Authority will continue to offer incentives to its residents by encouraging their participation in tenant training and work programs as stated above. The Housing Authority will provide rent incentives, such as flat rent and market rents as permitted by the Quality Housing and Work Responsibility Act.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- X Other:
The Housing Authority has a senior citizen complex that provides assistance to the elderly and disabled. The Authority also markets our senior housing units to our senior and disabled population within the family complexes as well. We also offer family unit accommodations to younger disabled applicants, providing they do not have a physical disability. We continue to explore the feasibility of restructuring our remaining family complex to accommodate the physically handicapped.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
The Housing Authority has designated 10 units in the senior citizens complex that were modified to comply with Section 504 Needs Assessment for Public Housing for disabled individuals. We are assessing the feasibility of restructuring our remaining family complex to accommodate the physically handicapped.
- X Other:
The Authority signed a Voluntary Order of Compliance with the Department of Housing and Urban Development in 2000 to monitor compliance with the abatements of findings during the 2000 Management Review. We have amended our Admissions and Occupancy Policy to comply with Fair Housing Equal Opportunity regulations and in 2002 all findings have been corrected and we have been removed from the Voluntary Order of Compliance status.

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

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

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
The Housing Authority will continue to market our units to the African-American, Latino and Haitian populations, although in the last year the trend has changed as it applies to the Haitian population, but we are continuing to see a need in the African American and Latino community.

Strategy 2: Conduct activities to affirmatively further fair housing

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
The Housing Authority provides and will continue to provide voucher mobility counseling in an effort to further increase assisted housing choices. The Housing Authority maintains lists of available housing units submitted by owners in all neighborhoods within the Authority's jurisdiction to ensure greater mobility and housing choices to very low-income households.
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations
The Housing Authority will make every effort to keep private owners outside of poverty/minority areas informed of legislative changes in program requirements, which are designed to make the program more attractive to owners. The Housing Authority will offer printed material, in English and in Spanish or French/Creole, where necessary, in an effort to acquaint private owners and managers with opportunities available to them under the program. The Housing Authority conducted a Landlord Outreach at the onset of the relocation efforts to acquaint new landlords in the community with our program and to increase the number of units available.

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

(2) Reasons for Selecting Strategies

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

- X Funding constraints
 Staffing constraints
X Limited availability of sites for assisted housing
X Extent to which particular housing needs are met by other organizations in the community

- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$2,061,982.00	
b) Public Housing Capital Fund	\$1,013,418.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$4,470,619.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,320,830.00	
Excess Utilities	\$ 840.00	
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Interest Income	\$ 380.00	
Non-Dwelling Income	\$ 30,000.00	
4. Non-federal sources (list below)		
Congregate Housing Program from the State DCA	\$ 42,082.00	
Total resources	\$8,940,151.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

A. Public Housing

(1) Eligibility

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

When families are within a certain number of being offered a unit:
The Housing Authority begins the verification process for admission when an Applicant comes to number five on the waiting list.

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

Previous landlord, if information is available

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

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?
Two – One family waiting list as PHA development site management office and one senior citizen list at PHA main administrative office

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? Three
Public Housing, Senior Citizen/Disabled, Section 8

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

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

(3) Assignment

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

- One
- X Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- X Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
- If selected, list targeted developments below:

X Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
NJ 025-1 Walter G. Alexander Court complex
NJ 025-2 Fr. Rasi Homes complex

X Employing new admission preferences at targeted developments
If selected, list targeted developments below:
NJ 025-1 Walter G. Alexander Court complex
NJ 025-2 Fr. Rasi Homes complex

Other (list policies and developments targeted below)

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

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

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

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

Not applicable: results of analysis did not indicate a need for such efforts

X List (any applicable) developments below:

NJ 025-1 Walter G. Alexander Court

NJ 025-2 Fr. Rasi Homes

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

X Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- X Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- X Other (list below)
Income Eligibility Screening
- b. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. X Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- X Criminal or drug-related activity
- X Other (describe below)
Family Size and Composition

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- X None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Applicant unable to find a suitable unit within the 60-day period

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)

- X Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below)
- Residents being relocated from Fr. Rasi Homes complex

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

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

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) N/A

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

6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?
- Through published notices
- Other (list below)
- PHA Bulletin Board

4. PHA Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

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

---or---

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

b. Minimum Rent

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

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

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

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

1. The family has lost eligibility for, or is awaiting an eligibility determination for a federal, state or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the immigration and naturalization act who would be entitled to public health benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.

2. The family would be evicted as a result of the implementation of the minimum rent.

3. The income of the family has decreased because of changed circumstances, including loss of employment.

4. A death in the family has occurred which affect the family circumstances.

5. Other circumstances which may be decided by the Housing Authority on a case by case basis.

All of the above must be proven by the Tenant providing verifiable information in writing to the Housing Authority prior to the rent being delinquent and before the lease is terminated by the Authority. If the Tenant requests a hardship exemption under this section, and the Housing Authority of the City of Orange reasonably determines the hardship to be of a temporary nature, exemption shall not be granted during a ninety-day period beginning upon the making of the formal request for the exemption. A Tenant may not be evicted during the ninety-day period for nonpayment of rent. In such a case, if the Tenant thereafter demonstrates that the alleged hardship is of a long-term nature and not temporary, the Authority shall retro-actively exempt the Tenant from the minimum rent requirement for the ninety-day period past. This paragraph does not restrict nor prohibit the Housing Authority of the City of Orange from taking legal action to evict the Tenant for other violations of the lease.

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

Other (list below)

f. Rent re-determinations:

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

Never

At family option

X Any time the family experiences an income increase

Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____

Other (list below)

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

(2) Flat Rents

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

X The section 8 rent reasonableness study of comparable housing

X Survey of rents listed in local newspaper

X Survey of similar unassisted units in the neighborhood

Other (list/describe below)

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

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

At or above 90% but below 100% of FMR

100% of FMR

X Above 100% but at or below 110% of FMR

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

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

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

A. PHA Management Structure

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:
The Housing Authority management structure consists of three primary departments: administration, management and maintenance. The Interim Executive Director, Administrative Secretary and all department heads made up the Administration Department. The finance department, housing management and Section 8 employees make up the Management Department and all maintenance personnel are encompassed in the Maintenance Department, including Security and Risk Management.

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	529	35%
Section 8 Housing Choice Vouchers	552	10%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers-Family Unification	10	1%
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
Capital Fund Program	529	

C. Management and Maintenance Policies

- (1) Public Housing Maintenance and Management: (list below)
 - Admissions and Occupancy Policy
 - Grievance Procedures
 - Pet Policy
 - One Strike You're Out Policy
 - Travel Policy
 - Financial Policy
 - Tenant Lease
 - Maintenance Procedures

- (2) Section 8 Management: (list below)
 - Section 8 Administrative Plan
 - One Strike You're Out Policy
 - Tenant Lease and Handbook

6. PHA Grievance Procedures

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment 1 - Capital Fund Statement

-or-

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

(2) Optional 5-Year Action Plan

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

b. If yes to question a, select one:

X The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment 2 - Five Year Action Plan

-or-

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

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

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

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

If yes, list development name/s below:

N.J. 025-02 Fr. Rasi Homes

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

If yes, list developments or activities below:

X Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:
 The Authority has begun relocation activities at Fr. Rasi Homes. The most of the residents have been offered and have accepted housing choice replacement vouchers. We will be applying for demolition funding, as well as HOPE VI Demolition and Revitalization in 2003 if available.

8. Demolition and Disposition

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Fr. Rasi Homes
1b. Development (project) number:	NJ 025-02
2. Activity type:	Demolition X Disposition <input type="checkbox"/>
3. Application status (select one)	Approved X Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>12/07/00</u>
5. Number of units affected:	140
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development X Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 09/01/03 b. Projected end date of activity: 08/31/04

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	Fr. Rasi Homes
1b. Development (project) number:	NJ 025-02
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) Relocation Activities have begun and demolition is planned pending submission of demolition funding applicaiton
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No:	Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)	<input checked="" type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: 12/07/00 (SAC Approval))
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

A. Public Housing

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

The Housing Authority had planned to phase in implementation a Home Ownership Program for the last three years, however, our utilization percentages were low and our efforts were concentrated on increasing lease-up and starting the FSS Program. Utilization has increased to over 95% and we will begin implementation of the FSS and CSS Programs and address the Home Ownership component, in conjunction with our redevelopment activities and submission of a HOPE VI Revitalization and Demolition Grant.

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: 01/15/03)
Public Housing	10	0
Section 8	15	0

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

N.J. 025-01 Dr. Walter G. Alexander Court

N.J. 025-02 Fr. Rasi Homes

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

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

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

The Housing Authority contracted with the City of Orange Township to provide six uniformed police officers, specifically designated to the Authority complexes. In January, 2000 the Housing Police Task Force began this assignment. While the Task Force was deployed, there was a vast improvement in the incidents of crime in and around the complexes. We have also converted an apartment to a police sub-station to use as a temporary holding area. In 2001 and 2002 the Task Force was taken from our sites due to a shortage of police officers in the City and a shooting which left several officers on stress leave. Without police presence, crime and drug traffic increased in and around our complexes. We contracted again in December of 2002 with two officers deployed on two shifts per day during the relocation process at Fr. Rasi Homes. Police presence has also been increased at Walter G. Alexander Homes as well.

2. Which developments are most affected? (list below)
 - N.J. 025-01 Dr. Walter G. Alexander Court
 - N.J. 025-02 Fr. Rasi Homes

C. Coordination between PHA and the police

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

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

The City of Orange Township has partnered with the State Department of Justice to implement a Weed and Seed Program. The Housing Authority's Fr. Rasi Homes complex has been designated a targeted area for this program and their activities.

2. Which developments are most affected? (list below)
 - N.J. 025-01 Dr. Walter G. Alexander Court
 - N.J. 025-02 Fr. Rasi Homes

D. Additional information as required by PHDEP/PHDEP Plan – N/A

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

- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

15. Civil Rights Certifications

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

16. Fiscal Audit

1. X Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. X Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes X No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

17. PHA Asset Management

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

18. Other Information

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment 3-Resident Advisory Board Comments
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)
 - b. Eligible candidates: (select one)
 Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: Essex County

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

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

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

In the 1999 Consolidated Plan sub-section "Five Year Strategic Plan" for "Affordable Housing Strategy," Essex County states four priorities to help increase the inventory of affordable housing within the consortium. These priorities are:

1. To expand the supply of affordable housing units for low and moderate income families,
2. To maintain the existing supply of affordable housing units for low and moderate income families,
3. To provide rental assistance to low and very low income families,
4. To provide increased housing opportunities with support services for first time homebuyers.

D. Other Information Required by HUD

Attachments

Attachment No. 1 – Capital Fund Statement

Attachment No. 2 – Capital Fund 5-Year Action Plan

Attachment No. 3 – Resident Advisory Board Comments

Attachment 1 Capital Fund Statement
Component 7
CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Orange		Grant Type and Number Capital Fund Program Grant No: NJ 39P02550100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ -0-	\$ -0-	\$ -0-	\$ -0-
2	1406 Operations	\$ -0-	\$ -0-	\$ -0-	\$ -0-
3	1408 Management Improvements	\$ 110,000	\$ 110,000	\$ 110,000	\$ 7,170
4	1410 Administration	\$ 103,597	\$ 103,597	\$ 103,597	\$103,597
5	1411 Audit	\$ -0-	\$ -0-	\$ -0-	\$ -0-
6	1415 Liquidated Damages	\$ -0-	\$ -0-	\$ -0-	\$ -0-
7	1430 Fees and Costs	\$ 32,203	\$ 39,680	\$ 39,680	\$ 39,660
8	1440 Site Acquisition	\$ -0-	\$ -0-	\$ -0-	\$ -0-
9	1450 Site Improvement	\$ 100,000	\$ 100,000	\$ 100,000	\$100,000
10	1460 Dwelling Structures	\$ 685,000	\$ 677,523	\$ 677,523	\$215,880
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -0-	\$ -0-	\$ -0-	\$ -0-
12	1470 Nondwelling Structures	\$ -0-	\$ -0-	\$ -0-	\$ -0-
13	1475 Nondwelling Equipment	\$ 5,178	\$ 5,178	\$ 5,178	\$ 5,178
14	1485 Demolition	\$ -0-	\$ -0-	\$ -0-	\$ -0-
15	1490 Replacement Reserve	\$ -0-	\$ -0-	\$ -0-	\$ -0-
16	1492 Moving to Work Demonstration	\$ -0-	\$ -0-	\$ -0-	\$ -0-
17	1495.1 Relocation Costs	\$ -0-	\$ -0-	\$ -0-	\$ -0-
18	1499 Development Activities	\$ -0-	\$ -0-	\$ -0-	\$ -0-
19	1501 Collateralization or Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
20	1502 Contingency	\$ -0-	\$ -0-	\$ -0-	\$ -0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,035,978	\$1,035,978	\$1,035,978	\$ 471,485

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

PHA Name: Housing Authority of the City of Orange	Grant Type and Number Capital Fund Program Grant No: NJ 39P02550100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
--	--	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	\$ -0-	\$ -0-	\$ -0-	\$ -0-
23	Amount of line 21 Related to Section 504 compliance	\$ -0-	\$ -0-	\$ -0-	\$ -0-
24	Amount of line 21 Related to Security – Soft Costs	\$ 90,000	\$ 90,000	\$ 90,000	\$ -0-
25	Amount of Line 21 Related to Security – Hard Costs	\$ 145,000	\$ 145,000	\$ 145,000	\$ 38,503
26	Amount of line 21 Related to Energy Conservation Measures	\$ -0-	\$ -0-	\$ -0-	\$ -0-

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. NJ 25-1	1. Upgrade & Repave Parking Lot	1450	100%	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	
Dr. Walter G.	2. Landscaping	1450	100%	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Alexander Court	3. Upgrade Stairwells/Hallways	1460		\$ 100,000	\$ 100,000	\$ 100,000	\$ 8,268	
	4. Miscellaneous Plumbing Repairs	1460	100%	\$ 50,000	\$ 50,000	\$ 50,000	\$ 53,263	
	5. Repair/Replace Apartment Doors	1460		\$ 45,000	\$ 45,000	\$ 45,000	\$ 11,718	
	6. Upgrade Elevators	1460	50%	\$ 45,000	\$ 45,000	\$ 45,000	\$ 22,504	
	7. Security Improvements	1460	100%	\$ 10,000	\$ 10,000	\$ 10,000	\$ 11,407	
2. NJ 25-2	1. Upgrade & Repave Parking Lot	1450	100%	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	
Father Rasi	2. Landscaping	1450	100%	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Homes	3. Upgrade Stairwells/Hallways	1460		\$ 100,000	\$ 100,000	\$ 100,000	\$ 3,084	
	4. Miscellaneous Plumbing Repairs	1460	100%	\$ 50,000	\$ 50,000	\$ 50,000	\$ 54,021	
	5. Repair/Replace Apartment Doors	1460		\$ 45,000	\$ 45,000	\$ 45,000	\$ 2,015	
	6. Upgrade Elevators	1460	50%	\$ 45,000	\$ 45,000	\$ 45,000	\$ 22,504	
	7. Security Improvements	1460	100%	\$ 10,000	\$ 10,000	\$ 10,000	\$ 11,406	
3. NJ 25-3	1. Upgrade Elevators	1460		\$ 60,000	\$ 52,523	\$ 52,523	\$ -0-	
Washington Manor	2. Security Improvements	1460		\$ 125,000	\$ 125,000	\$ 125,000	\$ 15,690	
4. Management Improvements	1. Upgrade Computer Software	1408	100%	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
	2. Staff Training	1408		\$ 5,000	\$ 5,000	\$ 5,000	\$ -0-	
	3. Security	1408		\$ 90,000	\$ 90,000	\$ 90,000	\$ -0-	
	4. Commissioner & Executive Director Training Courses	1408		\$ 10,000	\$ 10,000	\$ 10,000	\$ 2,170	

Table Library

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
5. Administration	1. Pay Part of Executive Director's Salary	1410	100%	\$ 25,000	\$ 38,557	\$ 38,557	\$ 38,557	
	2. Modernization Coordinator	1410	100%	\$ 78,597	\$ 65,040	\$ 65,040	\$ 65,040	
6. Fees & Costs	1. Architectural & Engineering Fees	1430	100%	\$ 25,403	\$ 32,880	\$ 32,880	\$ 32,860	
	2. Consulting Services	1430	100%	\$ 6,800	\$ 6,800	\$ 6,800	\$ 6,800	
7. Non-Dwelling Equipment	1. Upgrade Computer Hardware	1475	100%	\$ 5,178	\$ 5,178	\$ 5,178	\$ 5,178	
	GRAND TOTALS			\$1,035,978	\$1,035,978	\$1,035,978	\$ 471,485	

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

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund No: NJ39P02550100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. NJ 25-1	12/31/01		12/31/01	12/31/02	06/30/03		
Dr. Walter G. Alexander Court							
2. NJ 25-2	12/31/01		12/31/01	12/31/02	06/30/03		
Fr. Rasi Homes							
3. NJ 25-3	12/31/01		12/31/01	12/31/02	06/30/03		
Washington Manor							

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Orange	Grant Type and Number Capital Fund Program Grant No: NJ 39P02550101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
---	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ -0-		\$ -0-	\$ -0-
2	1406 Operations	\$ -0-		\$ -0-	\$ -0-
3	1408 Management Improvements	\$ 145,000		\$ 145,000	\$ 5,617
4	1410 Administration	\$ 100,000		\$ 100,000	\$ 100,000
5	1411 Audit	\$ -0-		\$ -0-	\$ -0-
6	1415 Liquidated Damages	\$ -0-		\$ -0-	\$ -0-
7	1430 Fees and Costs	\$ 50,978		\$ 50,978	\$ 55,212
8	1440 Site Acquisition	\$ -0-		\$ -0-	\$ -0-
9	1450 Site Improvement	\$ 250,000		\$ 250,000	\$ 223,836
10	1460 Dwelling Structures	\$ 478,395		\$ 478,395	\$ 79,594
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -0-		\$ -0-	\$ -0-
12	1470 Nondwelling Structures	\$ 30,000		\$ 30,000	\$ 2,125
13	1475 Nondwelling Equipment	\$ 5,000		\$ 5,000	\$ 3,902
14	1485 Demolition	\$ -0-		\$ -0-	\$ -0-
15	1490 Replacement Reserve	\$ -0-		\$ -0-	\$ -0-
16	1492 Moving to Work Demonstration	\$ -0-		\$ -0-	\$ -0-
17	1495.1 Relocation Costs	\$ -0-		\$ -0-	\$ -0-
18	1499 Development Activities	\$ -0-		\$ -0-	\$ -0-
19	1501 Collateralization or Debt Service	\$ -0-		\$ -0-	\$ -0-
20	1502 Contingency	\$ -0-		\$ -0-	\$ -0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,059,373		\$1,059,373	\$ 470,286
22	Amount of line 21 Related to LBP Activities	\$ -0-		\$ -0-	\$ -0-
23	Amount of line 21 Related to Section 504 compliance	\$ -0-		\$ -0-	\$ -0-
24	Amount of line 21 Related to Security – Soft Costs	\$ 125,000		\$ -0-	\$ -0-
25	Amount of Line 21 Related to Security – Hard Costs	\$ -0-		\$ -0-	\$ -0-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -0-		\$ -0-	\$ -0-

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. NJ 25-1	1. Site Improvements	1450		\$ 125,000		\$ 125,000	\$ 111,918	
Dr. Walter G.	2. Basement/Community Room	1460		\$ 10,000		\$ 10,000	\$ -0-	
Alexander Court	3. Smoke Detectors	1460		\$ 15,000		\$ 15,000	\$ 15,881	
	4. Repair Day Care/Community Building	1470		\$ 15,000		\$ 15,000	\$ 2,125	
2. NJ 25-2	1. Site Improvements	1450		\$ 125,000		\$ 125,000	\$ 111,918	
Father Rasi	2. Smoke Detectors	1460		\$ 15,000		\$ 15,000	\$ 4,880	
Homes	3. Repair Day Care/Community Building	1470		\$ 15,000		\$ 15,000	\$ -0-	
3. NJ 25-3	1. Hallway Ventilation	1460		\$ 100,000		\$ 100,000	\$ 4,452	
Washington	2. Hallway Lighting	1460		\$ 100,000		\$ 100,000	\$ 7,150	
Manor	3. Paint All Apartments	1460		\$ 190,000		\$ 190,000	\$ 47,231	
	4. Smoke Detectors	1460		\$ 25,000		\$ 25,000	\$ -0-	
	5. Repair Fire Alarm System	1460		\$ 23,395		\$ 23,395	\$ -0-	
4. Non-Dwelling Equipment	1. Upgrade Computer Hardware	1475		\$ 5,000		\$ 5,000	\$ 3,902	
5. Management Improvements	1. Upgrade Computer Software	1408		\$ 5,000		\$ 5,000	\$ 5,617	
	2. Staff Training	1408		\$ 5,000		\$ 5,000	\$ -0-	
	3. Security	1408		\$ 125,000		\$ 125,000	\$ -0-	
	4. Commissioner & Executive Director Training Courses	1408		\$ 10,000		\$ 10,000	\$ -0-	

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

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
6. Administration	1. Pay Part of Executive Director's Salary	1410		\$ 25,000		\$ 25,000	\$ 25,000	
	2. Modernization Coordinator and Staff	1410		\$ 75,000		\$ 75,000	\$ 75,000	
6. Fees & Costs	1. Architectural & Engineering Fees	1430		\$ 44,178		\$ 44,178	\$ 45,937	
	2. Consulting Services	1430		\$ 6,800		\$ 6,800	\$ 9,275	
	GRAND TOTALS			\$1,059,373		\$1,059,373	\$ 470,286	

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

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund No: NJ39P02550101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. NJ 25-1	9/30/02		09/30/02	12/31/03	09/30/03		
Dr. Walter G. Alexander Court							
2. NJ 25-2	9/30/02		09/30/02	12/31/03	09/30/03		
Fr. Rasi Homes							
3. NJ 25-3	9/30/02		09/30/02	12/31/03	09/30/03		
Washington Manor							
5. Management Improvements	9/30/02		09/30/02	12/31/03	09/30/03		

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Orange	Grant Type and Number Capital Fund Program Grant No: NJ 39P02550102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
---	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

X Performance and Evaluation Report for Period Ending: 09/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ -0-	\$ -0-	\$ -0-	\$ -0-
2	1406 Operations	\$ -0-	\$ -0-	\$ -0-	\$ -0-
3	1408 Management Improvements	\$ 145,000	\$ 145,000	\$ 145,000	\$ 2,355
4	1410 Administration	\$ 100,000	\$ 100,000	\$ 100,000	\$ 8,581
5	1411 Audit	\$ -0-	\$ -0-	\$ -0-	\$ -0-
6	1415 Liquidated Damages	\$ -0-	\$ -0-	\$ -0-	\$ -0-
7	1430 Fees and Costs	\$ 60,000	\$ 60,000	\$ 60,000	\$ 10,252
8	1440 Site Acquisition	\$ -0-	\$ -0-	\$ -0-	\$ -0-
9	1450 Site Improvement	\$ -0-	\$ -0-	\$ -0-	\$ -0-
10	1460 Dwelling Structures	\$ 473,418	\$ 473,418	\$ 50,000	\$ 14,839
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -0-	\$ -0-	\$ -0-	\$ -0-
12	1470 Nondwelling Structures	\$ -0-	\$ -0-	\$ -0-	\$ -0-
13	1475 Nondwelling Equipment	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
14	1485 Demolition	\$ -0-	\$ -0-	\$ -0-	\$ -0-
15	1490 Replacement Reserve	\$ -0-	\$ -0-	\$ -0-	\$ -0-
16	1492 Moving to Work Demonstration	\$ -0-	\$ -0-	\$ -0-	\$ -0-
17	1495.1 Relocation Costs	\$ -0-	\$ 150,000	\$ 150,000	\$ -0-
18	1499 Development Activities	\$ 230,000	\$ 79,976	\$ 79,976	\$ 79,976
19	1501 Collateralization or Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
20	1502 Contingency	\$ -0-	\$ -0-	\$ -0-	\$ -0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,013,418	\$ 1,013,418	\$ 590,000	\$ 121,003
22	Amount of line 21 Related to LBP Activities	\$ -0-	\$ -0-	\$ -0-	\$ -0-
23	Amount of line 21 Related to Section 504 compliance	\$ -0-	\$ -0-	\$ -0-	\$ -0-
24	Amount of line 21 Related to Security – Soft Costs	\$ 125,000	\$ 125,000	\$ 125,000	\$ -0-
25	Amount of Line 21 Related to Security – Hard Costs	\$ 246,709	\$ 246,709	\$ -0-	\$ -0-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -0-	\$ -0-	\$ -0-	\$ -0-

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. NJ 25-1	1. Upgrade Security System	1460		\$ 85,000	\$ 170,000	\$ -0-	\$ -0-	
Dr. Walter G. Alexander Court								
2. NJ 25-2	1. Upgrade Security System	1460		\$ 85,000	\$ -0-	\$ -0-	\$ -0-	
Father Rasi Homes								
3. NJ 25-3	1. Install New Telephone System	1460		\$ 76,709	\$ 76,709	\$ -0-	\$ -0-	
Washington	2. Upgrade Fire Alarm System	1460		\$ 50,000	\$ 50,000	\$ -0-	\$ -0-	
Manor	3. Upgrade Security System	1460		\$ 76,709	\$ 76,709	\$ -0-	\$ -0-	
	4. Renovate Community Room Kitchen and Public Bathrooms	1460		\$ 50,000	\$ 50,000	\$ -0-	\$ -0-	
	5. Office Upgrade	1460		\$ 50,000	\$ 50,000	\$ 50,000	\$ 14,839	
4. HA-Wide	1. Upgrade Computer Hardware	1475		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Non-Dwelling Equipment								
5. Management	1. Upgrade Computer Software	1408		\$ 5,000	\$ 5,000	\$ 5,000	\$ 2,355	
Improvement	2. Staff Training	1408		\$ 5,000	\$ 5,000	\$ 5,000	\$ -0-	
	3. Security	1408		\$ 125,000	\$ 125,000	\$ 125,000	\$ -0-	
	4. Commissioner & Executive Director Training Courses	1408		\$ 10,000	\$ 10,000	\$ 10,000	\$ -0-	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
6. Administration	1. Pay Part of Executive Director's, Assistant Executive Director's and Modernization Coordinator's Salary	1410		\$ 100,000	\$ 100,000	\$ 100,000	\$ 8,581	
7. Fees & Costs	1. Architectural & Engineering Fees	1430		\$ 53,200	\$ 53,200	\$ 53,200	\$ 10,252	
	2. Consulting Services	1430		\$ 6,800	\$ 6,800	\$ 6,800	\$ -0-	
8. Development Activities	1. Funds in Support of HOPE VI Activities	1499		\$ 230,000	\$ 79,976	\$ 79,976	\$ 79,976	
9. Relocation Costs	1. Relocation Costs-Fr. Rasi Homes	1495. 1		\$ -0-	\$ 150,024	\$ 150,024	\$ -0-	
	GRAND TOTALS			\$1,013,418	\$1,013,418	\$ 590,000	\$ 121,003	

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

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund No: NJ39P02550102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. NJ 25-1	9/30/03			12/31/04			
Dr. Walter G. Alexander Court							
2. NJ 25-2	9/30/03			12/31/04			
Fr. Rasi Homes							
3. NJ 25-3	9/30/03			12/31/04			
Washington Manor							
5. Management Improvements	9/30/03			12/31/04			

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

PHA Name: Housing Authority of the City of Orange	Grant Type and Number Capital Fund Program Grant No: NJ 39P02550103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	---	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ -0-			
2	1406 Operations	\$ -0-			
3	1408 Management Improvements	\$ 65,000			
4	1410 Administration	\$ 100,000			
5	1411 Audit	\$ -0-			
6	1415 Liquidated Damages	\$ -0-			
7	1430 Fees and Costs	\$ 50,000			
8	1440 Site Acquisition	\$ -0-			
9	1450 Site Improvement	\$ -0-			
10	1460 Dwelling Structures	\$ 575,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -0-			
12	1470 Nondwelling Structures	\$ -0-			
13	1475 Nondwelling Equipment	\$ 5,000			
14	1485 Demolition	\$ -0-			
15	1490 Replacement Reserve	\$ -0-			
16	1492 Moving to Work Demonstration	\$ -0-			
17	1495.1 Relocation Costs	\$ -0-			
18	1499 Development Activities	\$ 205,000			
19	1501 Collateralization or Debt Service	\$ -0-			
20	1502 Contingency	\$ -0-			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,000,000			
22	Amount of line 21 Related to LBP Activities	\$ -0-			
23	Amount of line 21 Related to Section 504 compliance	\$ -0-			
24	Amount of line 21 Related to Security – Soft Costs	\$ 50,000			

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

PHA Name: Housing Authority of the City of Orange	Grant Type and Number Capital Fund Program Grant No: NJ 39P02550103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	--	------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs	\$ -0-			
26	Amount of line 21 Related to Energy Conservation Measures	\$ -0-			

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

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. NJ 25-1 Dr. Walter G. Alexander Court	1. Boiler Room Upgrade	1460		\$ 100,000				
2. NJ 25-3 Washington Manor	1. Install Wood Closet Doors in Apts. 2. Install Intercom System 3. Paint All Apartments & Common Areas	1460 1460 1460		\$ 300,000 \$ 75,000 \$ 100,000				
3. HA-Wide Non-Dwelling Equipment	1. Upgrade Computer Hardware	1475		\$ 5,000				
4. Management Improvement	1. Upgrade Computer Software 2. Staff Training 3. Security 4. Commissioner & Executive Director Training Courses	1408 1408 1408 1408		\$ 5,000 \$ 5,000 \$ 50,000 \$ 5,000				

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

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
5. Administration	1. Pay Part of Executive Director's and Support Staff's Salary	1410		\$ 100,000				
6. Fees & Costs	1. Architectural & Engineering Fees	1430		\$ 29,000				
	2. Pay Part-Time Mod Coordinator to Assist in Administration of CFP	1430		\$ 21,000				
7. Development Activities	1. Funds in Support of HOPE VI Activities	1499		\$ 205,000				
	GRAND TOTALS			\$1,000,000				

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

PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund No: NJ39P02550103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. NJ 25-1	12/31/04			12/31/05			
Dr. Walter G. Alexander Court							
2. NJ 25-3	12/31/04			12/31/05			
Washington Manor							
3. HA Wide	12/31/04			12/31/05			

Attachment 2 Capital Fund Program Five Year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Orange		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
1. NJ 25-1 Dr. Walter G. Alexander Court		\$ 400,000	\$ 300,000	\$ 300,000	\$ 450,000
2. NJ 25-3 Washington Manor		\$ 300,000	\$ 250,000	\$ 250,000	\$ 250,000
3. HA Wide		\$ 300,000	\$ 450,000	\$ 450,000	\$ 300,000
CFP Funds Listed for 5-year planning		\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	1. NJ 25-1	1. Complete Apartment Renovations	\$ 300,000	1. NJ 25-1	1. Complete Apartment Renovations	\$ 450,000
	Dr. Walter G. Alexander Court	(40 Apts.)		Dr. Walter G. Alexander Court	(60 Apts.)	
	2. NJ 25-3	1. Complete Apartment Renovations	\$ 250,000	2. NJ 25-3	1. Complete Apartment Renovations	\$ 250,000
	Washington Manor	(83 Apts.)		Washington Manor	(83 Apts.)	
	3. NA Wide	1. Stoves and Refrigerators	\$ 150,000	3. Non-Dwelling Equipment	1. Upgrade Computer Hardware	\$ 5,000
	4. Non-Dwelling Equipment	1. Upgrade Computer Hardware	\$ 5,000	4. HA-Wide	1. Management Improvements	\$ 145,000
					2. Administration	\$ 100,000
	5. HA-Wide	1. Management Improvements	\$ 145,000		3. Fees & Costs	\$ 50,000
		2. Administration	\$ 100,000			
	3. Fees & Costs	\$ 50,000				
Total CFP Estimated Cost			\$ 1,000,000			\$ 1,000,000

Attachment 3 Resident Advisory Board Comments

The Resident Advisory Meeting was held on December 19, 2002 at 5:00 p.m. The Resident Advisory Board consists of eighteen residents. The following residents were in attendance:

Lona Wiggins, 339 Mechanic Street, Apt. 406, Orange, New Jersey

Edward Wadood, 340 Thomas Boulevard, Orange, New Jersey

Ellen Key, 340 Thomas Boulevard, Orange, New Jersey

Elizabeth Joseph Lamarr, 340 Gray Street, Apt. 410, Orange, New Jersey

Janice Stuart, 340 Thomas Boulevard, Orange, New Jersey

Also in attendance were Interim Executive Director Judith Aquino-Cilento, Joseph Clark, Modernization Coordinator

Mrs. Wiggins is having a difficult time finding an apartment for relocation. She said she feels as though the residents are being discriminated against, when landlords find out they are living in public housing. The Interim Director told Mrs. Wiggins she can file a complaint against a landlord if she is being discriminated against under the Fair Housing Act. She told her to go to the Manager's Office where information is posted regarding discrimination in housing under the Fair Housing Act. Mrs. Wiggins was also concerned about security in the buildings during the relocation. Mrs. Cilento informed the residents that police would be assigned to patrol during the relocation and would be engaged by the end of December, beginning of January. accessible to the residents.

Mrs. Lamarr said that she will be moving to St. Louis to be closer to her son and thanked us for helping to facilitate her relocation. She said she is sad to leave after twenty-eight years, but is excited to be moving on.

Mr. Wadood said he would like to see the children's golf program started up again. He volunteered his time to teach our young residents between the ages of 4 and 7 the beginning fundamentals of golf. Mrs. Cilento said she is very supportive of this program and would be meeting with the new Weed 'n Seed coordinator in the beginning of January and would discuss implementation of the golf program.

Mrs. Cilento informed the senior residents that capital fund improvements would be getting underway shortly at Thomas Boulevard to include upgrading the fire alarm system, hallway renovations and community room renovations. Mrs. Key asked about the closet doors in the apartments and was happy to know that they are being addressed in 2003 capital fund.

Ms. Stuart said some of the seniors would like a vending machine for snacks instead of the juice machine, which is malfunctioning. Mrs. Cilento said she would look into acquiring a machine.

The meeting was adjourned at 6:45 p.m.

Table Library

Table Library

Table Library