

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

Housing Authority of the City of Perth Amboy

PHA Plans

5-Year Plan for Fiscal Years 2004-2008
Annual Plan for Fiscal Year 2004

**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 Perth Amboy

PHA Number: NJ39-P006

PHA Fiscal Year Beginning: (mm/yyyy) 04/2004

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN

PHA FISCAL YEARS 2004 - 2008

[24 CFR Part 903.5]

A. Mission

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

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

The PHA's mission is to provide decent housing, suitable living environments and viable urban communities for economically disadvantaged and disabled persons without discrimination while promoting and enhancing their self-sufficiency and economic development.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
Quantifiable Measure: Not less than 150 additional vouchers will be applied for over the next five years.
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
Quantifiable Measure: **In conjunction with the demolition of Delaney Homes and the revitalization of other alternate sites, Replacement Housing grant funds and excess operating reserves will be leveraged by not less than 2 times the public housing investment to attract private and other public investment.**

Quantifiable Measure: Section 8 vouchers will be utilized to leverage conventional finance to develop an assisted living facility.

- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
?? Revitalize or redevelop obsolete public housing.

Quantifiable Measure: **Delaney Homes will be demolished and other sites in the Sayre Avenue neighborhood will be revitalized or redeveloped within the next five years through a mixed finance redevelopment program.**

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
Quantifiable Measure: 100% of new participants in the Section 8 voucher program will be counseled with regard to housing opportunities and locations available to them.
Quantifiable Measure: 100% existing residents of public housing and recipients of Section 8 assistance will be counseled annually with regard to alternative housing opportunities and locations available to them through the Section 8 voucher program.
- Conduct outreach efforts to potential voucher landlords
Quantifiable Measure: Not less than (2) two new landlord participants will be attracted annually.
- Increase voucher payment standards
- Implement voucher homeownership program:
Quantifiable Measure: Not less than three (3) new participants annually will be attracted annually.
- Implement public housing or other homeownership programs:

Quantifiable Measure: Not less than two (2) new participants will be attracted annually.

- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

?? Create enhanced living opportunities for low-income elderly residents.

Quantifiable Measure: One (1) enhanced living facility with 50 –100 apartments will be developed with the next five years.

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

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
Quantifiable Measure: The number of assisted families with an employed person will be increased by 10% annually.
 - Provide or attract supportive services to improve assistance recipients' employability:
Quantifiable Measure: Twenty (20) public housing residents will be assisted annually.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Quantifiable Measure: A partnership will be developed with a service provider to provide assistance and services to the proposed assisted living facility during the next five years.

- Other: (list below)
?? Increase the number of public housing residents and resident owned businesses employed through Section 3 initiatives.
Quantifiable Measure: The number of residents hired under Section 3 initiatives will increase by 10% annually.

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

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

Other PHA Goals and Objectives: (list below)

Reduce the isolation of low-income groups

Objectives:

- ?? Implement measures to promote income mixing by bringing higher income public housing households into lower income developments.
Quantifiable Measure: The median income in each family development will be increased by 10% over the next five years.
- ?? Implement measures to deconcentrate poverty by assuring housing opportunities are available to lower income public housing households in higher income neighborhoods.
Quantifiable Measure: Through the use of mobility counseling five (5) public housing residents will chose to move annually to a higher income neighborhood by participating in either the Section 8 voucher program or one of the a homeownership programs.

Annual PHA Plan PHA Fiscal Year 2004

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The FY 2004 Annual PHA Plan for the Housing Authority of the City of Perth Amboy was developed by Housing Authority's PHA Planning Group, which includes the Resident Advisory Board. The activities and strategies planned for fiscal year 2004 have been developed to achieve the long range goals and objectives of the Authority's 5-Year Plan and to be consistent with the intent of the Consolidated Plan of the City of Perth Amboy. The Annual Plan consists of seventeen components. The intent of those components is described below.

Housing Needs: The agency has determined that the largest need for affordable housing exists among families with incomes less than 30% of the Area Median Income (AMI). There are insufficient decent affordable rental units available, particularly to families needing units with three or more bedrooms. There is also a need for apartments designed to accommodate physically disabled individuals. There is a need for assisted living facilities for elderly persons requiring supportive services to live independently. The Authority will focus its efforts to meet these needs during this year.

Financial Resources: The Authority anticipates that it will have a total of \$13,287,784 available to operate its various programs and activities during the next year. These funds will be from federal grants received during this year, unobligated funds from federal grants received in previous years, rental income and non-federal income sources.

Policies on Eligibility, Selection and Admissions: The Authority has modified its Admissions and Occupancy Policies for the public housing program and its Administrative Plan for the section 8 program to comply with changes to federal housing statutes. As part of those changes, the Housing Authority has revised its preference system for both public housing and section 8 admissions. The federal preferences have been modified by the inclusion of a series of local preferences. Those changes will target assistance to meet the determined need, increase the number of working families in the programs, de-concentrate poverty and promote mixed income communities.

Rent Determination Policies: The Housing Authority either sets its public housing rents by at 30% of the adjusted income of the family with several deductions and income disregards to promote resident self-sufficiency or it allows residents to pay a flat rent which is set at the market value of the apartment. The Authority has established the payment standard to set the gross rents (payment to landlord plus utility allowances) for the section 8 programs at 100% of the Fair Market Rents (FMR) for the area. The Housing Authority has also established a \$50.00 minimum rent for both public housing and section 8 programs.

Operations and Management: The Authority owns, maintains and manages 609 conventional public housing units. It also manages 421 tenant based section 8 certificates and vouchers, 15 project based certificates and 160 welfare to work vouchers. The Authority operates a Drug Elimination Program, and Economic Development Program, a Family Self-Sufficiency Program and an Apprentice Training Program for Residents.

Grievance Procedures: The Authority has established written grievance procedures for its public housing program, which have been incorporated in its Admissions and Occupancy Policies. It has also established a written informal review process for its section 8 program that has been incorporated in its Administrative Plan.

Capital Improvement Needs: The Authority has established the capital needs that it intends to address during this year and in subsequent years. These needs are detailed in the Capital Fund Annual Statement and the Capital Fund 5-Year Action Plan, which are attached to this document. The Authority has \$899,600 of unobligated funds from previous capital grants (as of 9/30/2003) and anticipates an additional \$1,200,000 (not including Replacement Housing Factor grant) of capital funds in FY 2004. The Housing Authority will use these funds for various capital improvements at the following developments:

W William A. Dunlap Homes, NJ 006-001

- ~~☞~~ John A. Delaney Homes, NJ 006-002 (emergency repairs only)
- ~~☞~~ Richard F. Stack Apartments, NJ 006-004
- ~~☞~~ Wesley T. Hansen Apartments, NJ 006-005

A portion of the funds will also be used for various resident self-sufficiency and management improvement programs.

The Housing Authority will plan to completely redevelop Delaney Homes or alternate site(s) as a mixed income/mixed finance development. It will also conduct preliminary planning to develop an enhanced living facility as part of this redevelopment.

Demolition and Disposition: The current plans for the redevelopment of Delaney Homes include the demolition of the existing units, and the Housing Authority has applied to HUD for authority to demolish Delaney Homes starting in FY 2004

Designation of Housing: The Housing Authority does not plan to designate any of its developments for the exclusive occupancy of elderly households. It also has no plans to designate any of its development for the exclusive occupancy of disabled households.

Conversions of Public Housing: The Housing Authority is not required by HUD or does not intend to voluntarily convert any of its conventional public housing developments to tenant based vouchers.

Homeownership: The Housing Authority presently has developed a homeownership program in conjunction with its Section 8 Family Self-Sufficiency Program. It expects to have placed 2 additional qualified families into homeownership by the end of FY 2004.

Community Service Programs: The Housing Authority operates a number of programs that are geared to providing supportive service and enhancing the self-sufficiency of its residents. It operates a Family Self-Sufficiency (FSS) program and an Economic Development and Supportive Service (EDSS) Program that are available to both public housing and section 8 residents and are geared to promoting economic self-sufficiency. It also operates a Painters Apprentice Program, which provides job training to public housing residents. In conjunction with the new Welfare to Work Vouchers, which the Authority was recently granted, there will be an extensive counseling program geared to eliminating impediments to self-sufficiency.

Crime and Safety: In conjunction with the Perth Amboy Police Department, the Housing Authority has conducted an assessment of crime and safety issues and has developed a series of activities geared to sustaining and improving the overall safety of public housing developments. In doing its modernization work, the Authority utilizes design features that have been proven to improve security and safety. The Authority also has targeted recreation and training programs to at risk youth. Most importantly, it has forged a cooperative relationship with the Perth

Amboy Police Department to prevent crime in public housing. The developments that are most affected are:

- ~~☞~~ William A. Dunlap Homes
- ~~☞~~ John A. Delaney Homes
- ~~☞~~ George J. Otlowski Sr. Gardens

Asset Management: In conjunction with the preparation of the 5-Year Plan last year, the Housing Authority assessed its entire portfolio of public housing properties and the market place. The results of that assessment form the basis for the long-term strategic planning decisions for the Authority.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

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

Required Attachments:

- A. Admissions and Occupancy Policy, Attachment A (**nj006a01.doc**)
- B. FY 2004 Capital Fund Program Annual Statement, Attachment B (**nj006b01.doc**)
- C. FY 2004 Capital Fund Program 5 Year Action Plan Attachment C (**nj006c01.doc**)
- D. PHA Management Organizational Chart, Attachment D (**nj006d01.doc**)
- E. Pet Policy, Attachment E (**nj006e01.doc**)
- F. Section 8 Administrative Plan Attachment F, (**nj006f01.doc**)
- G. Family Self Sufficiency Program Action Plan, Attachment G (**nj006g01.doc**)
- H. Report on Progress in Meeting the Goals of the Five Year Plan, Attachment H (**nj006h01.doc**)
- I. Report on Comments Received During the Advisory Process, Attachment I (**nj006i01.doc**)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Under Construction	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
<input checked="" type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	1996 HUD Appropriations Act	
	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
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2,105	5	4	3	5	5	1
Income >30% but <=50% of AMI	1,240	4	3	3	5	4	1

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income >50% but <80% of AMI	418	3	3	3	5	3	1
Elderly	800	4	2	2	5	1	1
Families with Disabilities	N/A	4	5	3	5	3	1
All Minorities	N/A	4	3	3	5	4	1
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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: 2000
- 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

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

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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	456		
Extremely low income <=30% AMI	388	85%	
Very low income (>30% but <=50% AMI)	61	13%	
Low income (>50% but <80% AMI)	7	2%	
Families with children	120	26%	
Elderly families	186	41%	
Families with Disabilities	150	33%	
White	414	91%	
Black	31	7%	
Indian	0	0%	
Asian	1	>1 %	
Hispanic	390	86%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	110	24%	
1BR	229	50%	
2 BR	40	9%	
3 BR	57	13%	
4 BR	15	3%	
5 BR	5	1%	
5+ BR	0	0%	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes*

If yes:

How long has it been closed (# of months)? 25 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

*The public housing waiting list for elderly/disabled families is open.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Housing Needs of Families on the Waiting List

Section 8

	# of families	% of total families	Annual Turnover
Waiting list total	304		
Extremely low income <=30% AMI	252	83%	
Very low income (>30% but <=50% AMI)	47	15%	
Low income (>50% but <80% AMI)	5	2%	
Families with children	168	55%	
Elderly families	69	23%	
Families with Disabilities	67	22%	
White	263	87%	

Housing Needs of Families on the Waiting List

Black	40	13%	
Indian	1	>1%	
Asian	0	0%	
Hispanic	253	83%	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 42

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes - Welfare to Work eligible families

C. Strategy for Addressing Needs

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

(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:

Select all that apply

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

Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

?? Converting a number of existing tenant-based vouchers to project based units and target them to leverage the development of an *enhanced* living facility for low-income elderly residents.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	2,758,000	
b) Public Housing Capital Fund	1,200,000	
c) Annual Contributions for Section 8 Tenant-Based Assistance	5,262,000	
d) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
e) Resident Opportunity and Self-Sufficiency Grants	148,334	
f) Community Development Block Grant	43,650	Recreation Programs
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only)		
Public Housing Capital Funds	899,600	Planned Modernization and Management Improvements
Public Housing Drug Elimination Program	0	Planned Drug Prevention & Public Safety Activities
3. Public Housing Dwelling Rental Income	2,273,000	Public Housing Operations
4. Non-federal sources		
Section 8 Administrative Fee Reserves	603,200	Acquisition of property and establishing an Agency-wide Homeownership Program, Recreation Program and Management Information Systems Administration
State of NJ – Summer Nutrition	100,000	Summer Food Program
Total resources	13,287,784	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: - within 5 families.
- When families are within a certain time of being offered a unit: - 60 days
- Other: (describe)

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

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

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

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

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

(2)Waiting List Organization

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

- Community-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?

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?

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
- Two
- Three or More

b. 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:

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)

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

?? Reasons of individual safety (e.g., incidences of domestic violence, victim of reprisal or hate crimes)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 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)
?? Applicants on the waiting list for more than five (5) years.

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)
- 3 Victims of domestic violence
- 1 Substandard housing
- Homelessness
- 1 High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
- ?? Applicants on the waiting list for more than five (5) years

4. Relationship of preferences to income targeting requirements:

- 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)

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Dunlap

Homes

Delaney Homes

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

?? Establishing new admission preferences that gives preferences to working families.

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

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

List (any applicable) developments below:

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

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

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

(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)
- 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:

- ?? Cannot find suitable housing and search is documented
- ?? Medical or health problems of family members

(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)
 - 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)
- ?? Applicants on the waiting list for more than five (5) years.
 - ?? Relocation of public housing tenant to protect health and safety of the tenant or other public housing tenants.
 - ?? Relocation to accommodate eligible public housing resident to participate in the homeownership program.
 - ?? Relocation to accommodate the employment, training or education of the head of a public housing household or his/her spouse.

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
- 3 Displacement by Fire, Flood, Natural Disaster, Condemnation, Government Action or Victim of Domestic Violence
- 1 Substandard housing
- Homelessness
- 1 High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 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)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 15 Victims of reprisals or hate crimes
- Other preference(s) (list below)

- ?? Applicants on the waiting list for more than five (5) years 1 point
- ?? Relocation of public housing tenant to protect health and safety of the tenant or other public housing tenants. 15 points
- ?? Relocation to accommodate public housing modernization needs 12 points
- ?? Relocation to accommodate eligible public housing resident to participate in the homeownership program. 10 points
- ?? Relocation to accommodate the employment, training or education of the head of a public housing household or his/her spouse. 10 points

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

- 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)

- 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)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

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

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

- ?? Family has lost eligibility for or is awaiting an eligibility determination for inclusion in a Federal State or local assistance program.
- ?? Family would be evicted as a result of the imposition of the minimum rent.
- ?? Income of the family has decreased because of change in circumstances including loss of employment.
- ?? Death in the family has occurred.
- ?? Other circumstances determined on a case by case basis by the Authority.

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

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

- ?? For the earned income of a household member previously on welfare
- ?? For an increase in income resulting from participation in a self-sufficiency or training program.

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
- 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 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.)

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

d. How often are 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)

?? Family has lost eligibility for or is awaiting an eligibility determination for inclusion in a Federal State or local assistance program.

?? Family would be evicted as a result of the imposition of the minimum rent.

?? Income of the family has decreased because of change in circumstances including loss of employment.

?? Death in the family has occurred.

?? Other circumstances determined on a case by case basis by the Authority.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. - **See Attachment D**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	610	50
Section 8 Vouchers	596	40
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Section 8 Project Based	15	3
Welfare to Work Vouchers	160	30
ROSS-Resident Services Delivery Model	462	N/A
ROSS-Homeownership Support Services	462	N/A
Family Self Sufficiency	215	N/A
Painter Apprenticeship Program	462	N/A

C. Management and Maintenance Policies

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

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

- ?? Personnel Policy
- ?? Maintenance Plan.

(2) Section 8 Management: (list below)

- ?? Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 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

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-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

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

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

b. If yes to question a, select one:

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

-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)

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

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

1. Development name:

2. Development (project) number:

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

?? Delaney Homes

- 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:

?? Revitalization of Delaney Homes using Replacement Housing grant monies to leverage additional funding.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: John A. Delaney Homes 1b. Development (project) number: NJ39-P006-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: (01/05/2004)
5. Number of units affected: 252
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/2004 b. Projected end date of activity: 3/31/2007

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <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: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

- 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

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name:

1b. Development (project) number:

2. Federal Program authority:

- HOPE I
- 5(h)
- Turnkey III
- Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)

- Approved; included in the PHA's Homeownership Plan/Program
- Submitted, pending approval
- 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)

- Part of the development
- Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA 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
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer 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
- Public housing admissions policies
- Section 8 admissions policies

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (Waiting list/random selection/specific criteria/other)	Access (Development office / PHA main office / other provider name)	Eligibility (Public housing or Section 8 participants or both)
Family Self Sufficiency Plan	300	First Come/ First Serve	Administrative Office	Both
Painters Apprenticeship Program	5	By application and interview – minimum criteria	Administrative Office	Public Housing
Welfare to Work Vouchers	160	Waiting List/Eligibility criteria	Administrative Office	Section 8
ROSS	\$265,000	By application and interview – HUD & PHA criteria	Administrative Office	Both

(2) Family Self Sufficiency program/s

A. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: 9/30/2003)
Public Housing	0	48
Section 8	111	167

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

N/A- The Housing Authority is maintaining the minimum program size.

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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 used 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)
?? Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

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

- ?? Dunlap Homes
- ?? Delaney Homes
- ?? Otlowski Gardens

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)

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

- ?? Dunlap Homes
- ?? Delaney Homes
- ?? Otlowski Gardens

C. Coordination between PHA and the police

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

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

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

- ?? Dunlap Homes
- ?? Delaney Homes
- ?? Otlowski Gardens

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

Yes No: Has the PHA included the PHDEP Plan for FY 2004 in this PHA Plan?

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

The PHA's Pet Policy is included as **Attachment E (nj006e01.doc)**.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
?? Planning for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan.

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

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 (File name)
 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

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

1. Consolidated Plan jurisdiction: City of Perth Amboy
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- ?? The Consolidated Plan of the City of Perth Amboy supports the PHA Plan with its actions and commitments.

D. Other Information Required by HUD

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

Attachments

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

- A. Admissions and Occupancy Policy
(nj006a01.doc)
- B. FY 2002 Capital Fund Program Annual Statement
(nj006b01.doc)
- C. FY 2002 Capital Fund Program 5 Year Action Plan
(nj006c01.doc)
- D. PHA Management Organizational Chart
(nj006d01.doc)
- E. Pet Policy
(nj006e01.doc)
- F. Section 8 Administrative Plan
(nj006f01.doc)
- G. Family Self Sufficiency Program Action Plan
(nj006g01.doc)
- H. Report on Progress in Meeting the Goals of the Five Year Plan
(nj006h01.doc)
- I. Report on Comments Received During the Advisory Process
(nj006i01.doc)

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	120,000			
	Management Improvements Hard Costs				
4	1410 Administration	90,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	37,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	120,000			
10	1460 Dwelling Structures	552,500			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Debt Service	280,000			
	Amount of Annual Grant: (sum of lines 1-20)	1,200,000			
	Amount of line XX Related to LBP Activities	60,000			
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs	40,000			
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	570,000	1		

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary			
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50104 Replacement Housing Factor Grant No:	
Federal FY of Grant: 2004			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
	Collateralization Expenses or Debt Service	240,000	

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 Perth Amboy			Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
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 #1	Revision	Obligated	Expended	
PHA-Wide	Security Guards	1408		40,000				
Management	Youth Painter Apprenticeship Program	1408		68,000				
Improvements	Resident Business Development Program	1408		6,000				
	PHA Staff Training	1408		6,000				
PHA-Wide	Nontechnical Salaries	1410.1		15,000				
Administration	Technical Salaries	1410.2		55,000				
	Legal Expense	1410.4		2,000				
	Employee Benefit Contributions	1410.9		15,000				
	Printing Costs	1410.12		1,000				
	Advertising Costs	1410.19		2,000				
PHA-Wide	Apartment Painting	1460		40,000				
Physical Improvements								

Attachment B

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 Perth Amboy			Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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	Revision	Obligated	Expended	
					#1				
Debt Service					240,000				

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 Perth Amboy			Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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		Obligated	Expended	
NJ 6-1	A/E Services for Windows and Facades		1430		25,000				

Attachment B

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 Perth Amboy			Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original		Total Actual Cost Obligated Expended		Status of Work
Dunlap Homes	Replace Steam and Hot Water Piping		1450		40,000				
	Site Improvements		1450		20,000				
	Replace Gas Service Lines to Buildings		1450		60,000				
	Lead-Based Paint Abatement		1460		60,000				
	Replace Windows and Restore Bldg. Facades		1460		285,000				
NJ 6-4	A/E Services for Windows		1430		12,500				
Stack Apartments	Replace Windows		1460		167,500				

Attachment B

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 Perth Amboy			Grant Type and Number Capital Fund Program No: NJ39-P006-50104 Replacement Housing Factor No:			Federal FY of Grant: 2004	
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	
PHA-Wide Management Improvements	5/31/2006			5/31/2008			
PHA-Wide Physical Improvements	5/31/2006			5/31/2008			
NJ 6-1 Dunlap Homes	5/31/2005			5/31/2008			
NJ 6-2 Delaney Homes	5/31/2006			5/31/2008			
NJ 6-4 Stack Apartments	5/31/2006			5/31/2008			
NJ 6-5 Hansen Apartments	5/31/2006			5/31/2008			

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	93,990	93,990	0	0
	Management Improvements Hard Costs				
4	1410 Administration	93,990	93,990	81,590	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	29,050	44,040	32,040	0
8	1440 Site Acquisition				
9	1450 Site Improvement	145,250	160,000	0	0
10	1460 Dwelling Structures	490,481	343,741	59,133	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	83,000	200,000	0	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	4,150	4,150	0	0
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	939,911	939,911	172,763	0
	Amount of line XX Related to LBP Activities	43,371	33,731	10,333	0
	Amount of line XX Related to Section 504 compliance	83,000	200,000	0	0

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security –Soft Costs	30,090	30,090	0	0
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	327,850	107,160	0	0
	Collateralization Expenses or Debt Service				

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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 Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50103 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
					#1	Original	Revision	Obligated	
PHA-Wide	Security Guards		1408		30,090	30,090	0	0	
Management	Youth Painter Apprenticeship Program		1408		52,200	52,200	0	0	
Improvements	Resident Business Development Program		1408		3,900	3,900	0	0	
	PHA Staff Training		1408		3,900	3,900	0	0	
	Computer Software		1408		3,900	3,900	0	0	
PHA-Wide	Nontechnical Salaries		1410.1		16,200	16,200	16,200	0	
Administration	Technical Salaries		1410.2		56,390	56,390	56,390	0	
	Legal Expense		1410.4		2,000	2,000	0	0	
	Employee Benefit Contributions		1410.9		16,200	16,200	16,200	0	
	Printing Costs		1410.12		1,200	1,200	0	0	
	Advertising Costs		1410.19		2,000	2,000	0	0	
PHA-Wide	A/E Services for Resource Center		1430		0	9,410	9,410	0	
Physical	Boiler Repairs		1460		41,500	37,160	0	0	
Improvements	Apartment Painting		1460		29,050	29,050	0	0	
	Expand Community Center Building for Resource		1470		83,000	200,000	0	0	
	Center and Renovate Office HVAC System								

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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 Perth Amboy			Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50103 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				
							Obligated	Expended	
NJ 6-1	A/E Services for Windows and Facades		1430		12,450	12,400	12,400	0	
Dunlap Homes	A/E Services for Gas Lines		1430		0	12,000	0	0	
	Replace Steam and Hot Water Piping		1450		53,950	40,000	0	0	
	Site Improvements		1450		24,900	10,000	0	0	
	Replace Gas Service Lines to Buildings		1450		0	75,000	0	0	
	Replace Windows and Restore Bldg. Facades		1460		166,000	0	0	0	
	Lead-Based Paint Abatement		1460		43,731	33,731	10,333	0	
NJ 6-2	Replace Steam and Hot Water Piping		1450		53,950	30,000	0	0	
Delaney Homes	Re-roof Buildings		1460		33,200	15,000	0	0	
NJ 6-5	Asbestos Safety Control Monitor Services		1430		6,640	5,600	5,600	0	
Hansen Apartments	A/E Services for Apartment Renovation		1430		9,960	4,630	4,630	0	
	Site Improvements & Landscaping		1450		12,450	5,000	0	0	
	Asbestos Abatement on 3 rd Floor		1460		39,350	48,800	48,800	0	
	Renovate 4 th Floor Apartments and Hallways		1460		137,650	145,000	0	0	
	Renovate Portion of 1 st Floor for Health Room		1460		0	35,000	0	0	
	Relocate Residents from 2 nd Floor to 3 rd Floor		1495.1		4,150	4,150	0	0	

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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 Perth Amboy			Grant Type and Number Capital Fund Program No: NJ39-P006-50103 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	
PHA-Wide Management Improvements	5/31/2005			5/31/2007			
PHA-Wide Physical Improvements	5/31/2005			5/31/2007			
NJ 6-1 Dunlap Homes	5/31/2005			5/31/2007			
NJ 6-2 Delaney Homes	5/31/2005			5/31/2007			
NJ 6-4 Stack Apartments	5/31/2005			5/31/2007			
NJ 6-5 Hansen Apartments	5/31/2005			5/31/2007			

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 2) X Performance and Evaluation Report for Period Ending: 9/30/2002 <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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	120,000	101,862	101,862	101,862
	Management Improvements Hard Costs				
4	1410 Administration	120,000	120,445	120,445	120,445
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	73,000	132,421	120,211	93,894
8	1440 Site Acquisition				
9	1450 Site Improvement	197,132	197,000	128,002	63,969
10	1460 Dwelling Structures	695,500	651,278	580,675	450,640
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0	2,735	2,735	2,735
13	1475 Nondwelling Equipment				
14	1485 Demolition				

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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 2)					
X Performance and Evaluation Report for Period Ending: 9/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	4,891	4,891	4,891
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,210,632	1,210,632	1,058,821	838,436
	Amount of line XX Related to LBP Activities	40,000	17,006	17,006	17,006
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs	38,350	5,970	5,970	5,970
	Amount of Line XX related to Security-- Hard Costs	22,500	12,300	12,300	12,300
	Amount of line XX Related to Energy Conservation Measures	390,000	231,236	171,180	110,742
	Collateralization Expenses or Debt Service				

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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 Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50102 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	Obligated	Expended	
PHA-Wide	Security Guards		1408		38,350	5,970	5,970	5,970	
Management	Youth Painter Apprenticeship Program		1408		66,650	70,117	70,117	70,117	
Improvements	Resident Business Development Program		1408		5,000	0	0	0	
	PHA Staff Training		1408		5,000	6,890	6,890	6,890	
	Computer Software		1408		5,000	18,885	18,885	18,885	
PHA-Wide	Nontechnical Salaries		1410.1		20,650	20,650	20,650	20,650	
Administration	Technical Salaries		1410.2		72,000	72,000	72,000	72,000	
	Legal Expense		1410.4		2,500	0	0	0	
	Employee Benefit Contributions		1410.9		20,650	27,795	27,795	27,795	
	Printing Costs		1410.12		1,700	0	0	0	
	Advertising Costs		1410.19		2,500	0	0	0	
PHA-Wide	Physical Needs Assessment		1430		40,000	20,000	0	0	
Physical	A/E Services for Office Building Addition		1430		0	31,465	31,465	31,465	
Improvements	Boiler Repairs		1460		50,000	50,000	42,912	37,334	
	Apartment Painting		1460		32,000	67,935	67,935	67,935	
	Office Building Addition		1470		0	2,735	2,735	2,735	

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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 Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50102 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	Obligated	Expended	
NJ 6-1	A/E Services for Windows and Facades		1430		12,000	3,810	3,810	3,810	
Dunlap Homes	A/E Services for UST Removal		1430		0	14,030	14,030	9,885	
	Replace Steam and Hot Water Piping		1450		45,000	57,978	57,978	3,078	
	Site Improvements		1450		35,000	36,890	29,724	20,591	
	Install Playground		1450		45,000	30,000	0	0	
	Replace Windows and Restore Bldg. Facades		1460		200,000	58,258	58,258	58,258	
	Lead-Based Paint Abatement		1460		40,000	17,006	17,006	17,006	
	Emergency Electrical Repairs		1460		0	9,355	9,355	8,079	
NJ 6-2	A/E Services for Bathrooms		1430		5,000	0	0	0	
Delaney Homes	A/E Services for UST Removal		1430		0	14,512	14,512	11,423	
	Replace Steam and Hot Water Piping		1450		45,000	41,972	12,072	12,072	
	Site Improvements		1450		10,000	13,028	13,028	13,028	
	Renovate Apartment Bathrooms		1460		75,000	35,000	0	0	
	Re-roof Buildings		1460		40,000	10,000	3,965	2,743	
	Emergency Electrical Repairs		1460		0	9,348	9,348	9,348	
NJ 6-4	A/E Services for Site Improvements		1430		10,000	5,250	5,250	5,250	
Stack Apartments	A/E Services for Fire Pumps		1430		0	7,400	7,400	5,800	
	Site Improvements and Landscaping		1450		17,132	17,132	15,200	15,200	
	Upgrade Emergency Call System		1460		10,000	10,700	10,700	10,700	

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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 Perth Amboy			Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50102 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	Obligated	Expended	
NJ 6-4	Replace Fire Doors		1460		1,000	2,950	2,950	2,950	
Stack Apartments	Upgrade Apartment Bathrooms		1460		0	48,812	48,812	38,033	
	Replace Fire Pump		1460		0	50,000	49,975	0	
	Upgrade Security CCTV System		1460		0	1,600	1,600	1,600	
	Replace Flooring		1460		0	1,035	1,035	1,035	
	Emergency Elevator Repair		1460		0	275	275	275	
NJ 6-5	A/E Services for Site Improvements		1430		10,000	5,000	5,000	0	
Hansen Apartments	Asbestos Safety Control Monitor Services		1430		5,000	4,813	4,813	4,813	
	A/E Services for Apartment Renovation		1430		10,000	16,211	16,211	16,211	
	A/E Services for UST Removal		1430		0	9,930	9,930	5,237	
	Asbestos Abatement on 4 th Floor		1460		35,000	39,344	39,344	39,344	
	Renovate Apartments and Hallways		1460		152,000	164,367	164,367	154,817	
	Upgrade Emergency Call System		1460		12,500	12,500	0	0	
	Replace Sanitary Piping		1460		10,000	10,000	345	345	
	Replace Fire Pump		1460		0	50,000	49,975	0	
	Replace Boiler Room Doors		1460		0	611	611	611	
	Emergency Electrical Repairs		1460		0	217	217	217	
	Emergency Elevator Repairs		1460		0	1,965	1,965	0	

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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 Perth Amboy			Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50102 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	Obligated	Expended	
	Relocate Residents from 3 rd Floor to 4 th Floor		1495.1		5,000	4,891	4,891	4,891	

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 Perth Amboy			Grant Type and Number Capital Fund Program No: NJ39-P006-50102 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		
PHA-Wide	5/31/2004			5/31/2006				
Management Improvements								
PHA-Wide	5/31/2004			5/31/2006				

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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 Perth Amboy		Grant Type and Number Capital Fund Program No: NJ39-P006-50102 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	
Physical Improvements							
NJ 6-1 Dunlap Homes	5/31/2004			5/31/2006			
NJ 6-2 Delaney Homes	5/31/2004			5/31/2006			
NJ 6-4 Stack Apartments	5/31/2004			5/31/2006			
NJ 6-5 Hansen Apartments	5/31/2004			5/31/2006			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

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PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39-R006-50100			Federal FY of Grant: 2000	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 2) X Performance and Evaluation Report for Period Ending: 9/30/2002 <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					
2	1406 Operations					
3	1408 Management Improvements Soft Costs	55,000	55,000	55,000	15,365	
	Management Improvements Hard Costs					
4	1410 Administration	53,000	53,000	53,000	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	147,216	444,747	444,747	43,105	
8	1440 Site Acquisition					
9	1450 Site Improvement				0	
10	1460 Dwelling Structures				0	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	300,000	2,469	2,469	2,469	
18	1499 Development Activities					
19	1502 Contingency					
	Amount of Annual Grant: (sum of lines.....)	555,216	555,216	555,216	60,849	
	Amount of line XX Related to LBP Activities					
	Amount of line XX Related to Section 504 compliance					
	Amount of line XX Related to Security –Soft Costs					
	Amount of Line XX related to Security-- Hard Costs					
	Amount of line XX Related to Energy Conservation Measures					
	Collateralization Expenses or Debt Service					

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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 Perth Amboy		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39-R006-50100				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
					Revision 1	Revision 2	Obligated	Expended	
PHA-Wide	Youth Painter Apprenticeship Program		1408		30,000	30,000	30,000	0	
Management	PHA Staff Training		1408		9,635	9,365	9,365	0	
Improvements	Computer Software Upgrades		1408		15,365	15,365	15,365	15,365	
PHA-Wide	Nontechnical Salaries		1410.1		8,500	8,500	8,500	0	
Administration	Technical Salaries		1410.2		32,000	32,000	32,000	0	
	Legal Expense		1410.4		1,500	1,500	1,500	0	
	Employee Benefit Contributions		1410.9		9,000	9,000	9,000	0	
	Printing Costs		1410.12		500	500	500	0	
	Advertising Costs		1410.19		1,500	1,500	1,500	0	
PHA-Wide	Planning and Program Management		1430		147,216	444,747	444,747	43,105	
Development	Resident Relocation		1495.1		300,000	2,469	2,469	2,469	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39-R006-50101			Federal FY of Grant: 2001
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1) X Performance and Evaluation Report for Period Ending: 9/30/2002 <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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	0	56,000	56,000	0
5	1411 Audit				
6	1415 Liquidated Damages	0	511,820	511,820	0
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	567,820	0	0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	567,820	567,820	567,820	0
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39-R006-50101		Federal FY of Grant: 2001	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1) X Performance and Evaluation Report for Period Ending: 9/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39-R006-50102			Federal FY of Grant: 2002
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1) X Performance and Evaluation Report for Period Ending: <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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	0	57,000	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	200,000	178,433	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	574,338	317,338	0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	574,338	574,338	178,433	0
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39-R006-50102			Federal FY of Grant: 2002
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1) X Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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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 Perth Amboy		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39-R006-50102				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
							Obligated	Expended	
PHA-Wide	Nontechnical Salaries		1410.1		0	10,000	10,000	0	
Administration	Technical Salaries		1410.2		0	35,000	35,000	0	
	Employee Benefit Contributions		1410.9		0	12,000	12,000	0	
PHA-Wide	Revitalization of Delaney Homes as a		1499		574,338	317,338	0	0	
Development	mixed-housing, mixed-finance development								
	Consultant Fees for Program Management		1430		0	200,000	178,433	0	

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39-R006-50103			Federal FY of Grant: 2003
X Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: <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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	500,000			
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	500,000			
	Amount of line XX Related to LBP Activities				

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name: Housing Authority of the City of Perth Amboy				Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39-R006-50103				Federal FY of Grant: 2003	
X Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report									
Line No.	Summary by Development Account	Total Estimated Cost				Total Actual Cost			

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 Perth Amboy			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: NJ39-R006-50103			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	
PHA-Wide Development	5/31/2005			5/31/2007			

Attachment B

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 Perth Amboy			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: NJ39-R006-50103			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	

Attachment C

Capital Fund Program Five -Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the City of Perth Amboy				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA - Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2005	Work Statement for Year 3 FFY Grant: PHA FY: 2006	Work Statement for Year 4 FFY Grant: PHA FY: 2007	Work Statement for Year 5 FFY Grant: PHA FY: 2008
	Annual Statement				
NJ 6-1 Dunlap Homes		490,000	598,000	610,000	630,000
NJ 6-4 Stack Apartments			72,000	30,000	20,000
NJ 6-5 Hansen Apartments		180,000		30,000	20,000
PHA -Wide Physical Improvements		40,000	40,000	40,000	40,000
PHA -Wide Management Improvements		120,000	120,000	120,000	120,000
Debt Service		280,000	280,000	280,000	280,000
Administration		90,000	90,000	90,000	90,000
CFP Funds Listed for 5-year planning	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Replacement Housing Factor Funds	574,338	574,338	574,338	574,338	0

Attachment C

Capital Fund Program Five - Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2005 FFY Grant: NJ39-P006-50105 PHA FY:			Activities for Year: 2006 FFY Grant: NJ39-P006-50106 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	NJ 6-1 Dunlap Homes	Steam & HW Piping	40,000	NJ 6-1 Dunlap Homes	Steam & HW Piping	40,000
Annual		Site Improvements	20,000		Site Improvements	20,000
Statement		LBP Abatement	60,000		LBP Abatement	60,000
		Facades and Windows	370,000		Kitchen Renovations	478,000
	NJ 6-5 Hansen Apts.	Heat Controls - Valves	180,000	NJ6-4 Stack Apts.	Heat Controls - Valves	72,000
	PHA -Wide Physical Improvements	Apt. Painting	40,000	PHA -Wide Physical Improvements	Apt. Painting	40,000
	PHA -Wide Management Improvements	Security Guards	40,000	PHA -Wide Management Improvements	Security Guards	40,000
		Apprenticeship	68,000		Apprenticeship	68,000
		Resident Business Dev.	6,000		Resident Business Dev.	6,000
		Staff Training	6,000		Staff Training	6,000
	PHA -Wide Administrative Expenses		90,000	PHA -Wide Administrative Expenses		90,000
	Debt Service		280,000	Debt Service		280,000
	Total CFP Estimated Cost		\$1,200,000			\$1,200,000

Attachment C

Capital Fund Program Five -Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2007 FFY Grant: NJ39-P006-50107 PHA FY:			Activities for Year: 2008 FFY Grant: NJ39-P006-50108 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	NJ 6-1 Dunlap Homes	Steam & HW Piping	40,000	NJ 6-1 Dunlap Homes	Steam & HW Piping	40,000
Annual		Site Improvements	20,000		Site Improvements	20,000
Statement		LBP Abatement	60,000		LBP Abatement	60,000
		Kitchen Renovations	222,000		Heating System Mod.	510,000
		Heating System Mod.	268,000			
	NJ 6-4 Stack Apts.	Site Improvements	30,000	NJ 6-4 Stack Apts.	Upgrade Security	20,000
	NJ6-5 Hansen Apts.	Site Improvements	30,000	NJ 6-5 Hansen Apts.	Upgrade Security	20,000
	PHA -Wide Physical Improvements	Apt. Painting	40,000	PHA -Wide Physical Improvements	Apt. Painting	40,000
	PHA -Wide Management Improvements	Security Guards	40,000	PHA -Wide Management Improvements	Security Guards	40,000
		Apprenticeship	68,000		Apprenticeship	68,000
		Resident Business Dev.	6,000		Resident Business Dev.	6,000
		Staff Training	6,000		Staff Training	6,000
	PHA -Wide Admin		90,000	PHA -Wide Admin		90,000
	Debt Service		280,000	Debt Service		280,000
	Total CFP Estimated Cost		\$1,200,000			\$1,200,000

Attachment C

Budget for Leveraged Funding

Capital Project	Project	2004	2005
1410 Administration			
Advertising	HA-Wide	4,500	4,700
Printing Costs	HA-Wide	18,000	18,600
1430 Architectural and Engineering Fees			
A/E Services for Site Improvements	HA-Wide	16,500	
A/E Services for Boiler Replacement	HA-Wide	47,600	
Heating System Modernization			
A/E Services for Electrical Upgrades	HA-Wide	9,200	
A/E Services for Facades and Windows	NJ 6-1, Dunlap Homes	99,000	
Engineering Services/Study for Heating System Improvements	NJ 6-1, Dunlap Homes	18,400	
A/E Services for Elevator Upgrade	NJ 6-4, Stack Apartments	7,300	
ASCM Services for Asbestos	NJ 6-5, Hansen Apartments	4,600	
A/E Services for 1 st Floor Renovation	NJ 6-5, Hansen Apartments	27,500	
A/E Services for 2 nd Floor Renovation	NJ 6-5, Hansen Apartments	22,900	
1450 Site Improvements			
Site Improvements	NJ 6-4, Stack Apartments	73,300	73,300
Site Improvements	NJ 6-5, Hansen Apartments	41,200	41,200

Attachment C

1460 Dwelling Structures

Windows and Facades	NJ 6-1, Dunlap Homes	622,000	622,000
Modernize Heating System	NJ 6-1, Dunlap Homes		308,500
Replace Building Electrical Panels	NJ 6-1, Dunlap Homes		40,600
Replace Apartment Entry Doors	NJ 6-4, Stack Apartments	36,600	
Replace Apartment Flooring	NJ 6-4, Stack Apartments	66,000	
Renovate Elevator	NJ 6-4, Stack Apartments		42,300
Replace Boilers	NJ 6-4, Stack Apartments		184,100
Replace Apartment Electrical Panels	NJ 6-4, Stack Apartments		49,500
1 st Floor Renovations	NJ 6-5, Hansen Apartments	350,000	
2 nd Floor Asbestos Abatement	NJ 6-5, Hansen Apartments	45,800	
2 nd Floor Renovation	NJ 6-5, Hansen Apartments	164,900	
Replace Boilers	NJ 6-5, Hansen Apartments		203,300
Install Emergency Generator	NJ 6-5, Hansen Apartments		36,600
Total Costs:	\$3,300,000	1,675,300	1,624,700