

Jersey City Housing Authority

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

**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: Jersey City Housing Authority

PHA Number: NJ39P009

JCHA Fiscal Year Beginning: (04/01/2005)

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 JCHA
- PHA development management offices
- Housing Choice Voucher Program Office

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: *Housing Choice Voucher Program – Administrative Plan only*

JCHA 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): *Housing Choice Voucher Program Office - Administrative Plan only*

5-YEAR PLAN
JCHA 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 mission of the JCHA is to provide qualified lower income families and senior citizens with the best opportunities for affordable housing within safe, working neighborhoods; and, to simultaneously promote economic self-sufficiency for families, continued independent living for senior citizens and maximum accommodation for persons with disabilities.***

In achieving our Mission, the JCHA is committed to:

Public service which reflects the highest standards of personal integrity, professional performance, public accountability, and a "Do what is necessary to get the job done" approach to our work;

Promoting reciprocal responsibility on the part of the residents of JCHA public housing, mixed-income and affordable housing developments and rental assistance program participants;

Growing partnerships with site resident and neighborhood organizations, local and state governments, private sector developers and property owners and support service providers;

Making substantial contributions towards creating and sustaining urban neighborhoods which offer all citizens growing opportunities for creating better lives on common ground with more than a bit of human dignity, and

Doing the above in the full spirit of all civil rights and non-discrimination laws and of affirmatively furthering fair housing opportunities.

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 PHA's scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

The following are the JCHA's primary and supportive goals for 2004-2008. See "JCHA's Strategic Goals" at the end of this section for the complete Mission and Goals statement, including Performance Objectives and Performance Measurements.

PRIMARY GOALS

1. *Plan, promote, gain funding for, and effectively implement the federal HOPE VI Revitalization Program.*
2. *Dramatically Improve Existing Site Conditions.*
3. *Promote and Enforce Resident Responsibility.*
4. *Promote and Support Resident Self-Sufficiency.*
5. *Improve and Expand Senior Citizen Affordable Housing Opportunities, especially for continued independent living.*
6. *Maximize Participant and Neighborhood Results of Rental Assistance Programs*
7. *Achieve Greater Financial Stability.*
8. *Ensure Civil Rights and Fair Housing Opportunities.*

SUPPORTIVE GOALS

9. *Augment Staff Training and Development.*
10. *Enhance and Expand Management Information Systems.*
11. *Broaden and Foster Agency Communications.*

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

- JCHA Goal: Expand the supply of assisted housing objectives:
 - Apply for additional rental vouchers: *See Goal #1 and #6*
 - Reduce public housing vacancies: *See Goal #2*
 - Leverage private or other public funds to create additional housing opportunities: *See Goal #1*
 - Acquire or build units or developments: *See Goal #1*
 - Other (list below)
Utilize Section 8 Project-Based Assistance to develop "new" affordable units.

- JCHA Goal: Improve the quality of assisted housing objectives:
 - Improve public housing management: (PHAS score) *See Goal #2*
 - Improve voucher management: (SEMAP score) *See Goal #6*
 - Increase customer satisfaction: *See All Goals*
 - Concentrate on efforts to improve specific management functions: (list; e.g. check voucher unit lease-up rates, unit turn around time, apartment inspection quality and frequency, unit extermination, MASS related, cost efficiencies) *See All Goals*
 - Renovate or modernize public housing units: *See Goal #2*
 - Demolish or dispose of obsolete public housing: *See Goal #1*
 - Provide replacement public housing: *See Goal #1*
 - Provide replacement vouchers: *See Goal #1 and #6*
 - Other: (list below)

- JCHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling: *See Goals #1 and 6*
 - Conduct outreach efforts to potential voucher landlords: *See Goal #6*
 - Increase voucher payment standards: *See Goal #6*
 - Implement voucher homeownership program: *See Goals #1 and 6*
 - Implement public housing or other homeownership programs: *See Goals #1 and 6*
 - Implement public housing site-based waiting lists: *See Goal 2*
 - Convert public housing to vouchers:
 - Other: (list below)

Increase rental and homeownership opportunity for persons with disabilities, especially as part of the Curries Woods, Dwight Street Homes, Lafayette Village, Lafayette Gardens and Morris Canal/Lafayette Park and prospective A. Harry Moore Apts. HOPE VI Revitalization Programs.

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

- JCHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *See Goals #1, 2, 4 & 6*
 - 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: *See Goals #1 & 2*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) *See Goal 5*
 - Other: (list below)

Develop new mixed-income communities through HOPE VI Revitalization Programs (Curries Woods, Dwight Street Homes, Lafayette Village, Lafayette Gardens and prospective A. Harry Moore Apts.).

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families: *See Goal 4*
- Provide or attract supportive services to improve assistance recipients' employability: *See Goal 4*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *See Goals #1 and 5*
- Other: (list below)
Provide homeownership and credit counseling and maintenance training to promote homeownership.

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

JCHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives: *See Goal 8*

- 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)
Section 8 Mainstream Program for Persons with Disabilities.

Other JCHA Goals and Objectives: (list below)

JCHA Goals are listed on Page One.

Annual JCHA Plan
JCHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the JCHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual JCHA 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 JCHA has included in the Annual Plan.

The following document represents the Jersey City Housing Authority's Five Year Strategic and (fifth year) Annual Plan developed in accordance with the requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWR), attendant rules, regulations and mandated "template" of the U.S. Department of Housing and Urban Development (HUD). The Plan was further developed in cooperation with the JCHA Resident Advisory Board (RAB) and City of Jersey City and is coordinated with, and an integral component of the City of Jersey City's Consolidated Plan.

In accordance with HUD regulations, the 2004 Agency Plan was made available to the public and for public comment on October 20, 2004. It will be introduced for formal consideration at a Public Hearing conducted by the JCHA Board of Commissioners on December 1, 2004, and will be formally adopted for submission to HUD, inclusive of additional public comment consideration, on January 5, 2005.

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 JCHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- nj009a02 FY 2004 Capital Fund Program Annual Statement and FY 2004 Replacement Housing Factor Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- nj009b02 – Section 8 Homeownership Capacity Statement
- nj009c02 – Implementation of Public Housing Resident Community Service Requirements
- nj009d02 - Pet Policy
- nj009e02 - RASS Response

- nj009f02 - Resident Membership of PHA Governing Board
- nj009g02 – Membership of the Resident Advisory Board/s
- nj009h02 - Progress in Meeting the 5-Year Plan Mission and Goals
- nj009i02 - Voluntary Conversion Assessment Resolution
- nj009j02 - Comments of Resident Advisory Board or Boards (must be attached if not included in JCHA Plan text)

Optional Attachments:

- nj009k02 - FY 2004 Capital Fund Program 5 Year Action Plan
- Other (List below, providing each attachment name)
 - nj009l02 – Background and Introduction
 - nj009m02 – Annual JCHA Plan Executive Summary
 - nj009n02 – Strategic Goals
 - nj009o02 - Criteria for Substantial Deviations and Significant Amendments
 - nj009p02 - Resolution Authorizing the JCHA Five-Year Strategic and Annual Operating Agency Plan for Public Housing and Rental Assistance Programs
 - nj009q02 - Performance & Evaluation Report for Capital Fund Program 2000
 - nj009r02 - Performance & Evaluation Report for Capital Fund Program 2001
 - nj009s02 - Performance & Evaluation Report for Capital Fund Program 2002
 - nj009s202 - Performance & Evaluation Report for Replacement Housing Factor Funds 2002
 - nj009t02 - Performance & Evaluation Report for Capital Fund Program 2003
 - nj009t202 - Performance & Evaluation Report for Replacement Housing Factor Funds 2003
 - nj009v02 - PHA Annual Plan Submission 2004

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 JCHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	JCHA Plan Certifications of Compliance with the JCHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the JCHA 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 JCHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the JCHA is	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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)	Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] & respective documents for Lafayette Village, Lafayette Senior Living Center and Woodward Terrace and Pacific Court Townhouses.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. JCHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (Also, rent schedule for Lafayette Village, Lafayette Senior Living Center, Woodward Terrace and Pacific Court Townhouses)	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at JCHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing (for Woodward Terrace and Building #6 – AHM)	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the JCHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8 Included in the Section 8 Administrative Plan	Annual Plan: Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	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
X	The most recent fiscal year audit of the JCHA 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 JCHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) See Table of Contents	(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 JCHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the JCHA, 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 JCHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	18,978	5	5	5	5	5	3
Income >30% but <=50% of AMI	10,393	5	5	5	5	5	3
Income >50% but <80% of AMI	15,815	5	5	5	5	5	4
Elderly	7,232	5	4	4	5	2	5
Families with Disabilities	2,418	5	5	5	5	3	5
Race/Ethnicity (WHT)	16,538	5	5	5	5	5	4
Race/Ethnicity (BLK)	12,516	5	5	5	5	5	4
Race/Ethnicity (HISP)	10,935	5	5	5	5	5	4
Race/Ethnicity (OTH)	5,197	5	5	5	5	5	4

What sources of information did the JCHA 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: 2001 - 2006
- 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)
U.S. Census Data 1990

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6,786		*83
Extremely low income <=30% AMI	5,131	76%	
Very low income (>30% but <=50% AMI)	1,321	19%	
Low income (>50% but <80% AMI)	334	5%	
Families with children	4,101	60%	
Elderly families	513	8%	
Families with Disabilities	783	12%	
Race/ethnicity (WHT)	813	12%	
Race/ethnicity (BLK)	3,320	49%	
Race/ethnicity (HISP)	2,458	36%	
Race/ethnicity (OTH)	195	3%	

Housing Needs of Families on the Waiting List

Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,324	34.25%	
2 BR	2,339	34.5%	
3 BR	1,801	26.5%	
4 BR	300	4.42%	
5 BR	15	.22%	
5+ BR	6,786	100%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the JCHA expect to reopen the list in the JCHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the JCHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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 # of terminations Sept 03-Sept 04
Waiting list total	12,012		200
Extremely low income <=30% AMI	8,293	72%	
Very low income (>30% but <=50% AMI)	3,481	26%	
Low income (>50% but <80% AMI)	429	2%	
Families with children	7,926	74%	
Elderly families	664	4.40%	
Families with Disabilities	968	19%	
White/Hispanic	*	*	
White/Non-Hispanic	*	*	
Black/Hispanic	*	*	
Black/Non-Hispanic	*	*	
American Indian – Native Alaskan/Hispanic	*	*	
American Indian – Native Alaskan/Non-Hispanic	*	*	
Asian – Pacific Islander/Hispanic	*	.68%	
Asian – Pacific Islander/Non-Hispanic	*	2.03%	

* The Section 8 Program Waiting List was reopened from 9/16/02 – 9/30/02; above requested information is not available at this time.

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)? One year.

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

Does the JCHA permit specific categories of families onto the waiting list, even if generally closed? No Yes – HOPE VI displaces and graduates of Transitional Housing Programs and for other specific targeted programs (e.g., Mainstream Program, Family Unification Program and Single Room Occupancy Room Program).

C. Strategy for Addressing Needs

Provide a brief description of the JCHA'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 JCHA 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 JCHA, 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)*
Promote program integrity to ensure only eligible and responsible families participate in public and assisted housing programs.

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)
Utilize Section 8 vouchers for homeownership and project-based assistance projects. The JCHA will partner with Jersey City to develop and implement a joint venture proposal which provides project based Housing Vouchers as an incentive to rehab vacant City-owned properties. Utilize "operating subsidy-only mechanism" for new housing projects (e.g. Lafayette Senior Living Center).

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 – *Public Housing only*
- 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 - *Public Housing only*
- 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)
 - *Develop new elderly housing with assisted living programs (Lafayette Senior Living Center).*
 - *Provide assisted living services for existing elderly developments.*

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)

Ensure feasible accessibility, modifications, adaptability and visitability in upcoming HOPE VI on-going programs, new plans (e.g. Lafayette Gardens) and projected programs. Provide homeownership opportunities for persons in need of accessible units.

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

Strategy 1: Increase awareness of JCHA 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)

Host community events to celebrate the community's ethnic and racial diversity.

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)
Request exception rents to Payment Standards for specific high rent neighborhoods.

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

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the JCHA'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 JCHA
- Influence of the housing market on JCHA 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)
All JCHA Strategic Goals

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the JCHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the JCHA 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 2004 grants)		
a) Public Housing Operating Fund	\$27.3 M.	
b) Public Housing Capital Fund/RHP	\$8,039 M.	
c) HOPE VI Revitalization	<i>See below</i>	
d) HOPE VI Demolition	\$813,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$26.1 M.	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Devel. Block Grant	\$37,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$13,361,120	
HOPE VI		HOPE VI Program
3. Public Housing Dwelling Unit Rental Income	\$10,132,000	Operating Expenses
Non-Dwell	\$12,000	Operating Expenses
4. Other federal income (list below)		
Interest	\$50,000	Operating Expenses
Other	\$427,000	Operating Expenses
5. Non-federal sources (list below)		
DSH Proceeds (Estimated)	\$280,000	Development of Additional homeownership units

Note #1: The JCHA reserves the right to shift up to 20% of its capital funds to the operating budget.

Note #2: The JCHA intends to secure loans or "mortgage" HUD funds to complete capital improvement projects based on the projected receipt of future capital funds, as allowed by 1998 Quality Housing and Work Responsibility Act (QHWRA). This borrowing will accelerate the completion of specific work items that in the past would have been completed in phases by using CFP funds on a site by site, year to year basis, and will standardize materials and allow for complete bidding of projects, creating efficiencies of time and funds.

Note # 3 For the first time in 2005, HUD is providing all PHA's with a fixed annual budget to run the voucher program. The JCHA will undertake a complete evaluation of the impact of the budget on the voucher program, develop a strategy and a set of recommendations for Board review in early

2005. A similar approach will be taken on Public Housing as HUD guidelines are released for that program.

3. JCHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. PublicHousing

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

See Summary of JCHA's Applicant Selection and Assignment Policy, JCHA's Deconcentration and Preferences Policy, Attachment Binder for the JCHA's Complete "Application Selection and Assignment Policy", and Lafayette Village and Lafayette Senior Living Center , Woodward Terrace and Pacific Court Townhouses Management Plans, and Transfer Policy.

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (100)
- When families are within a certain time of being offered a unit: (3-9 months)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping (in home visits)
- Other (describe) Credit Report for all applicants for all mixed-income and homeownership developments.

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

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

e. Yes No: Does the JCHA 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 JCHA 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?

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

Lafayette Village Management office for Lafayette Village only. Lafayette Senior Living Center for Lafayette Senior Living Center only. Woodward Terrace Management Office for Woodward Terrace only. Pacific Court Townhouses, etc.

c. If the JCHA 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 JCHA operate in the coming year? *13*
- 1) Marion Gardens, 2) Booker T. Washington and Annex, 3) Hudson Gardens, 4) Holland Gardens, 5) Montgomery Gardens, 6) Berry Gardens/Danforth, 87) Erie Street, 9) Dwight Street Homes I, II, III, 10) Lafayette Village, 11) Lafayette Senior Living Center, 12) Woodward Homes and 13) Pacific Court.

2. Yes No: Are any or all of the JCHA'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? *1 - Woodward Homes, Curries Woods, Lafayette Senior Living Center and Pacific Court.*

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? *13*

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

- JCHA main administrative office
- All JCHA 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 (*without good cause*)
- 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 JCHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the JCHA 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 (limited)
- Underhoused (limited)
- Medical justification (limited)
- Administrative reasons determined by the JCHA (e.g., to permit modernization work) (limited)
- Resident choice: (state circumstances below)
- Other: (list below)
 - *To accommodate families with persons with disabilities requiring an accessible unit.*
 - *To accommodate home purchases at Dwight Street Homes.*
 - *To accommodate families displaced by HOPE VI activities.*

* Except for emergency and HOPE VI related assignments, the JCHA's policy is to "alternate" between Applicant Selection and "Transfer" Waiting List.

c. Preferences

1. Yes No: Has the JCHA 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 JCHA 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)

- *Lafayette Gardens and A. Harry Moore Apts. residents for Curries Woods*
- *JCHA residents for DSH Homeownership Program*
- *Dwight Street Homes preference for neighborhood residents*
- *Lafayette Gardens relocatees (currently for buildings #9 & 10, 1,2,3,4, 11, 12 and 13) for Woodward Terrace and Pacific Court.*
- *Lafayette Gardens preference for Lafayette Senior Living Center*
- *Residents of Arlington Gardens and 254 Bergen Ave. to ensure future affordability.*

3. If the JCHA 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.

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 2 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 1 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
- 2 Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - *JCHA residents for DSH Homeownership Program.*
 - *Dwight Street Homes preference for neighborhood residents*
 - *Lafayette Gardens relocatees (currently for buildings #9 & 10, 1,2,3,4, 11, 12 and 13) for Woodward Terrace and Pacific Court.*
 - *Lafayette Gardens preference for Lafayette Senior Living Center*

4. Relationship of preferences to income targeting requirements:

- The JCHA applies preferences within income tiers
Income tiers for Lafayette Village, Woodward Terrace, Pacific Court Townhouses, Curries Woods and prospective HOPE VI mixed income communities
- Not applicable: the pool of applicant families ensures that the JCHA 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 JCHA-resident lease
- The JCHA's Admissions and (Continued) Occupancy policy
- JCHA briefing seminars or written materials
- Other source (list)
Individual Developments' Resident Manuals and/or Handbooks, and leases, management policies and publications for the mixed-finance developments.

b. How often must residents notify the JCHA 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 JCHA'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?

Holland Gardens is the only development that falls below the average income range. Applicant Selection policies will apply for raising the average income at Holland Gardens. The Curries Woods development is above the average income range and is part of the JCHA's strategy to increase incomes of PHA residents.

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

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

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

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the JCHA 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)

Note: The JCHA takes all of the following actions, but not in direct response to the results of the deconcentration analysis.

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

f. Based on the results of the required analysis, in which developments will the JCHA 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: All developments, except Senior Citizen Sites, and especially Holland Gardens which is below 85% of income averages.

g. Based on the results of the required analysis, in which developments will the JCHA 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:

(6) Deconcentration and Income Mixing

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

If yes, list these Developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1) (iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Curries Woods (over)			See "Deconcentration Policy" and Applicant Selection, Admissions and Continued
Holland Gardens (under)			
			Occupancy Policy, Attachment
			Binder 3C.

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 JCHA? (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)
Screening re: assisted housing programs for tenancy violations or double subsidies, credit reports check for rent delinquency and home visits for HOPE VI-related relocation.
- b. Yes No: Does the JCHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the JCHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the JCHA 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 (*if available and requested*)
 - Other (describe below)
Eviction history, damage to units and other aspects of tenancy history.

(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 (Bergenvue SRO)
 - 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)

- JCHA main administrative office
 Other (list below) Section 8 Program office

(3) Search Time

a. Yes No: Does the JCHA give extensions on standard 60-day period to search for a unit? *To facilitate HOPE VI-related relocation.*

If yes, state circumstances below:

1. *When reasonable "best efforts" are not successful*
2. *"Special Needs" and large family households.*
3. *Found apartment didn't meet Housing Quality Standards and Payment Standard limitations.*

(4) Admissions Preferences

a. Income targeting

Yes No: Does the JCHA 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 JCHA 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 JCHA 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 (*witnesses*)
 Substandard housing
 Homelessness (*SRO – only*)
 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)
Graduates of HUD-approved transitional housing programs and off-site voluntary relocation in connection with HOPE VI activities or JCHA modernization activities.

3. If the JCHA 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.

See Housing Choice Voucher Program Administrative Plan for the complete list of current local priorities.

6. Date and Time

Former Federal preferences

- | | |
|---|---|
| 1. Relocation in connection with HOPE VI Programs | 4. Working families with housing needs. |
| 2. Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) | 5. Non-working families with housing needs. |
| 3. Victims of domestic violence | |

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) *HOPE VI-related relocation.*

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 JCHA 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 JCHA requests approval for this preference through this JCHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The JCHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the JCHA 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 JCHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below) *Resident Advisory Board Workshops*

b. How does the JCHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below) *Notification to families on the existing waiting list*

4. JCHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

Describe the JCHA'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 JCHA 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 JCHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

2. Yes No: Has the JCHA adopted any discretionary minimum rent hardship exemption policies? *Statutory only*

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

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

1. Yes No: Does the JCHA 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 JCHA 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)
Note: The JCHA will implement the mandatory (QHWRA – required) “Earned Income Exclusions” as described in the JCHA’s Admissions & Continued Occupancy Policy.

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 – Ceiling Rents were replaced with Flat Rents on 4/1/00.

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 JCHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option – (*Decrease*)
- 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) *Change in family composition should be reported at time of occurrence. If a family received a mid-year rent decrease – they must report a subsequent increase in income as soon as it occurs. Change in family income should be reported at time of occurrence; no income increase will occur mid-term.*

g. Yes No: Does the JCHA 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 JCHA use to establish comparability? (select all that apply.) *The JCHA will use the following:*

- 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)
 - Market comparability study
 - Fair market rents (FMR)
 - 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
 - For Mixed Income, mixed finance developments, rents on market units for Public Housing only units and Tax Credit rents for Public Housing/Tax Credit units.

Note: The JCHA approved a Flat Rent schedule in January, 2000, and implemented the Flat Rent Schedule on April 1, 2000. Flat rent amounts were revised in 2003 and effective through March 2005 at which time the JCHA will evaluate and revisit the amounts.

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 JCHA'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 JCHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the JCHA's segment of the FMR area
- The JCHA 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 JCHA chosen this level? (select all that apply)

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

Make more apartments available to Section participants.

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

- Annually
- Other (list below)

e. What factors will the JCHA 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)
Rent Reasonableness Survey, length of time to find units, qualifying for Section 8 housing.

(2) Minimum Rent

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

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

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

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. JCHA Management Structure

Describe the JCHA's management structure and organization.

(select one)

- An organization chart showing the JCHA's management structure and organization is attached.
- A brief description of the management structure and organization of the JCHA follows:

B. HUD Programs Under JCHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing (1)	2,827 (PFS)	
Section 8 Vouchers and Certificates	3,019	200
Section 8 Mod Rehab	100	5
Special Purpose Section 8 Juan Ruth Apts. Certificates/Vouchers (list individually)	22	10%
Catherine Court	20	
Mainstream/Disability	200	20
Family Unification	170	25
Relocation/Repla demo (2)	260	20
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs (list individually)		
-Section 8 Project Based Assistance (Mid City)	72	4%
-Section 8 HAP Administrative Contract (Arlington Arms & Audubon Park)	217	5%
-New HOPE VI units		
Lafayette Village	124	
Dwight Street Homes	31	5%
Lafayette Senior Living Center (3)	82	
Pacific Court Townhouses	72	
Woodward Terrace	70	

(1) The JCHA continues to receive funding for the 196 units that were lost through demolition and not replaced. The subsidies in connection with the 196 units will become a potential source of funds for the Revitalization Plan at Lafayette Gardens.

(2) We applied for 96 vouchers for AHM and 164 for Lafayette Gardens Hope VI

(3) Asset management for private sector management company.

Note: The JCHA plans to project base approximately 200 vouchers to promote deconcentration, expand housing opportunities and create new affordable housing. The JCHA will partner with

the City of Jersey City to develop and implement a joint venture proposal which provides project based Housing Vouchers as an incentive to rehab vacant City owned properties.

C. Management and Maintenance Policies

List the JCHA'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)

Management Policies and Procedures:

1. *Admissions & Continued Occupancy Policy*
1. *Pest Control Policy*
2. *Apartment Inspection Policy*
3. *Apartment Painting Policy*
4. *"Live Here, Lease Here" Policy*
5. *Curries Woods Residential Living Agreement*
6. *Fire Safety Plan*
7. *Management policy manual Plans and Agreements for mixed-finance developments*

Central Maintenance Policies and Procedures - See Attachment Binder 5E for "JCHA's Maintenance System Operating Procedures":

1. *Boiler Room Operations*
2. *Boiler Room/Pump Room Safety Procedures*
3. *Coordination, Trade/Site/Management*
4. *Disposal of Materials/Equipment*
5. *Energy Conservation Management System*
6. *Fire Safety Procedures – Fire Pre-Plan Escape
Low-Rise and High-Rise*
7. *Heat and Domestic Hot Water Complaint Response*
8. *Site Inventory Control*
9. *(Emergency) Snow Removal Plan for Vehicles with Plows*
10. *Trade Job Requisition System*
11. *Compactor Maintenance & Preventive Maintenance*
12. *Window & Wall Air conditioners Maintenance/Preventive Maintenance*
13. *Maintenance manuals for mixed-income developments*

(2) Section 8 Management:

Housing Choice Voucher Program Administrative Plan

6. JCHA 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 JCHA 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 JCHA office should residents or applicants to public housing contact to initiate the JCHA grievance process? (select all that apply)

- JCHA main administrative office
 JCHA development management offices
 Other (list below)
Mixed-finance development site offices

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the JCHA 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:

The JCHA has retained a third party hearing officer to officiate at informal hearings.

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

- JCHA main administrative office (*for Section 8 applicants*)
 Other (list below)
Housing Choice Voucher Program Office for program participants

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 JCHA 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 JCHA Plan template **OR**, at the JCHA'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 JCHA Plan at Attachment (state name)

See

- *Capital Fund Program Annual Statement*
- *Capital Fund Program Five Year Statement*
- *Capital Fund Annual Statement, Five Year Plan and Performance & Evaluation Reports.*

-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 JCHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the JCHA 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 JCHA Plan at Attachment (state name) *See Attachment Binder 7B.*

-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 JCHAs 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 JCHA 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: Curries Woods
2. Development (project) number: *NJ910, NJ9009021, NJ9009027, NJ009028, NJ39URD009I197*
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

1. Development name: Lafayette Gardens
2. Development (project) number: *NJ9-1, NJ39URD009I101*
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 JCHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below: *A. Harry Moore Apts.*
- Yes No: d) Will the JCHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- *Woodward Terrace (Phase II rental unit project)*
 - *Pacific Court (Phase III Rental unit project; October,2003 tax credit applications)*
 - *Dwight Street Homes (Phase II)*
 - *and potentially other new family development projects as part of the Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Neighborhood Redevelopment Program.*
 - *A. Harry Moore (Phase I on-site)*
- Yes No: e) Will the JCHA 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:
- *Curries Woods HOPE VI: construction of Phases V town-houses, 80 units*
 - *Dwight Street Homes II & III & Homeownership Program*
 - *Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Revitalization Program:*
 - a. *Demolition of buildings #5,11,12 & 13at Lafayette Gardens in preparation for the construction of on-site Phase III*
 - b. *Off-site land acquisition pursuant to Pacific Court and future Phases of Lafayette Gardens HOPE VI and other predevelopment activities connected to new construction development.*
 - *A. Harry Moore*
 - c. *Demolition of building # 6 at A. Harry Moore Apartments*
 - d. *Application for HOPE VI Revitalization Grant*
 - e. *Pre-development activities for on-site Phase I, approximately 76 mixed-finance rental units*

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 JCHA 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.)

- *Demolition of building #6 at A. Harry Moore Apartments.*
- *Demolition of buildings 5, 6, 7, 8, 11, 12 & 13 & community center building at Lafayette Gardens.*
- *Disposition of Land*

2. Activity Description

- Yes No: Has the JCHA 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: Lafayette Gardens
1b. Development (project) number: NJ9 – 1 NJ39URD009II01 Phase III: #5,11,12 & 13
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Long-term Ground Lease
3. Application status (select one) Approved <input checked="" type="checkbox"/> for demolition only Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> for disposition only
4. Date application approved, submitted, or planned for submission: 6/04
5. Number of units affected: 119
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2004

b. Projected end date of activity: 2005

Demolition/Disposition Activity Description
1a. Development name: A. Harry Moore Apartments 1b. Development (project) number: NJ – 9-9 Building #6
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> Long-term Ground Lease
3. Application status (select one) Approved <input checked="" type="checkbox"/> for demo only Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> for disposition only
4. Date application approved, submitted, or planned for submission: 6/04
5. Number of units affected: 96
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/04 b. Projected end date of activity: 9/06

Demolition/Disposition Activity Description	
1a. Development name: Dwight Street Homes II & III	
1b. Development (project) number: <i>NJ 9-32, 9-33, 9-34, 9-35</i>	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/> Homeownership Plan	
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <i>04/00</i>	
5. Number of units affected: <i>25</i>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>2005</i>	
b. Projected end date of activity: <i>2006</i>	

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 JCHA designated or applied for approval to designate or does the JCHA 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 JCHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

The JCHA has received approval to designate Berry Gardens, Danforth Avenue Apartments, Stewart Apartments and 3 New Heckman Drive (high-rise building at Curries Woods) and the Lafayette Senior Living Center as “Elderly and Near Elderly Only” developments in November of 2002.

2. Activity Description

- Yes No: Has the JCHA 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:	Berry Gardens
1b. Development (project) number:	NJ 9-11
2. Designation type:	Occupancy by only the elderly <input checked="" 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 JCHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted , or planned for submission:	(12/02)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	286
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Danforth Avenue
1b. Development (project) number:	NJ 9-15/18
2. Designation type:	Occupancy by only the elderly <input checked="" 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 JCHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(12/02)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	62
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Stewart Apartments
1b. Development (project) number:	NJ 9-14
2. Designation type:	Occupancy by only the elderly <input checked="" 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 JCHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(12/02)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	48
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Curries Woods (3 New Heckman Drive)
1b. Development (project) number:	NJ 9-10
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 checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the JCHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(12/02)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	91
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Lafayette Gardens (Lafayette Senior Living Center)	
1b. Development (project) number: NJ39URD009I101	
2. Designation type:	
Occupancy by only the elderly <input checked="" 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 JCHA's Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(12/02)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 82	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Hudson Gardens	
1b. Development (project) number: NJ 9-4	
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 checked="" type="checkbox"/>	
3. Application status (select one)	
Approved; included in the JCHA's Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(12/02)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 80	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> 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 JCHA's developments or portions of developments been identified by HUD or the JCHA 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. JCHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the JCHA 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:	NA
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:	

- 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 JCHA

[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 JCHA administer any homeownership programs administered by the JCHA 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 JCHA 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. JCHAs completing streamlined submissions may skip to component 11B.)

1. *Approved Dwight Street Homes I*
2. *Approved Dwight Street Homes II & III*
3. *Approved Section 8 Homeownership Program*
4. *Approved Pamrapo Avenue Homes*

2. Activity Description

- Yes No: Has the JCHA 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: Dwight Street Homes 1b. Development (project) number: 9-20
2. Federal Program authority: <input type="checkbox"/> HOPE VI <input checked="" type="checkbox"/> 5(h) <i>DSHI</i> <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the JCHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (11/26/96)
5. Number of units affected: 100 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: HOPE VI Dwight Street Homes 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <i>DSHI</i> <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the JCHA's Homeownership Plan/Program 4/3/2000 <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (10/15/99)
5. Number of units affected: 20-30 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

1a. Development name: Curries Woods (Pamrapo Avenue Homes) 1b. Development (project) number: 9-29
2. Federal Program authority: <input checked="" type="checkbox"/> HOPE VI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the JCHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
5. Number of units affected: 3
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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

B. Section 8 Tenant Based Assistance

1. Yes No: Does the JCHA 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 JCHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

The JCHA has developed a Section 8 Homeownership plan.

2. Program Description:

a. Size of Program

- Yes No: Will the JCHA 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. JCHA-established eligibility criteria

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

If yes, list criteria below:

- *Good Credit*
- *No HAP Contract Violations in past 2 years*
- *Successfully pass a home visit*
- *Successfully pass a police background check-all adult members*
- *Good Credit or Credit that can be repaired within 9 months time to private market underwriting standards as follows:*
 - *FICO score of at least 620*
 - *Bankruptcies discharged a minimum of 2 years*
 - *All past due balances paid in full*
 - *1 year perfect payment history*
 - *if no/insufficient credit then 2 yrs perfect payment history on 4 forms of alternative credit*
 - *Minimum of \$20,000 annual income*

12. JCHA 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. JCHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the JCHA 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 JCHA 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 JCHA 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 JCHA
 Preference/eligibility for public housing homeownership option participation – *See Section 11*
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below) See Section b, below

b. Economic and Social self-sufficiency programs

Yes No: Does the JCHA 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 / JCHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
HOPE VI Self-Sufficiency Program Case Management On-site Computer Instruction GED classes Job Readiness Workshops Job Placement Services Financial Literacy Referral Services Teen Programs	800+ families 400 20 25 90 300 100 300 40	Open Recruitment/ walk-ins	Curries Woods CRC Lafayette Gardens Site Office A. Harry Moore Site Office	Residency
Trade Apprenticeships	10/yr.	Open Recruitment	JCHA main office	Any PHA site residency/competitive applications
Resident Employment (JCHA)	10/yr.	Job Postings	JCHA main office	Site residency/competitive applications
Section 3 Employment	50/yr.	Open Recruitment	JCHA Main and Development Offices	Contractors Select
Homeownership Opportunities	33 (potential) 30	Dwight Street Residents DSH II & III	JCHA Development office	Residency/Credit & Employment History
After School Programs	225	Open enrollment	All sites	Residency
Social Service Liaison	100/yr.	Referrals by Site Managers	Central Admin. Office	Residency
Head Start (5) Pre-Kindergarten Classes	150	Eligibility and Registration conducted by Head Start Eligibility and registration conducted by JC Public Schools		Start Public Schools
Family Drug Prevention Program	25	Open Recruitment	Curries Woods & Lafayette Gardens Community Revitalization Centers	Curries Woods and Lafayette Gardens
Financial Literacy	100	Specific Criteria	Lafayette Gardens Community Curries Woods Revitalization Center	Lafayette Gardens and A. Harry Moore Apts. And Curries Woods

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	NA	NA
Section 8	320	361 12/17/04

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

If no, list steps the JCHA will take below:

C. Welfare Benefit Reductions

1. The JCHA 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 JCHA'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. JCHA 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 JCHA 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 JCHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the JCHA'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 JCHA used to determine the need for JCHA 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
- JCHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)
Survey of resident perception of crime and policy.

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

All Developments

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

1. List the crime prevention activities the JCHA 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)

-After School Tutorial & Recreational Program
 -Targeted Community Interventions
 -Off Duty Policing

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

C. Coordination between JCHA and the police

1. Describe the coordination between the JCHA 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 JCHA management and residents
- Agreement between JCHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

-Central Judicial Processing Address
 -Accountability Initiative

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

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 JCHA eligible to participate in the PHDEP in the fiscal year covered by this JCHA Plan?
- Yes No: Has the JCHA included the PHDEP Plan for FY 2003 in this JCHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Note: HUD is scheduled to publish a Final Rule regarding a Pet Policy in October '99, and therefore has not yet included a section in the Plan Template as of this date. Lafayette Village and Lafayette Senior Living Center each have separate pet policies.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the JCHA 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? 8
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. JCHA 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 JCHA 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 JCHA Plan?

2. What types of asset management activities will the JCHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

HOPE VI

3. Yes No: Has the JCHA 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 JCHA receive any comments on the JCHA Plan from the Resident Advisory Board/s?

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

- Attached at Attachment (File name)
- Provided below:

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

- Considered comments, but determined that no changes to the JCHA Plan were necessary.
- The JCHA changed portions of the JCHA Plan in response to comments
List changes below: See "RAB Workshop Resident Input" nj009j03
- Other: (list below)

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

1. Yes No: Does the JCHA 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 JCHA 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 JCHA assistance
- Self-nomination: Candidates registered with the JCHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) *City of Jersey City*

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

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

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

The Consolidated Plan of Jersey City supports the JCHA Plan with their stated "Five Year Goals" as follows:

Housing

1. Increase the supply of housing for the extremely low income.
2. Provide housing that is coordinated with other neighborhood activities.
3. Preserve the existing housing stock.
4. Abate conditions of lead in all affordable housing units.
5. Expand homeownership opportunity for low, very low and extremely low income households.

Homeless/Special Needs

1. Provide rental assistance.

Social Services

1. Youth services.
2. Employment training.
3. Senior services.
4. Information and referral services.

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.

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 JCHA fiscal years. Complete a table for any JCHA-wide physical or management improvements planned in the next 5 JCHA fiscal year. Copy this table as many times as necessary. Note: JCHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate JCHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
See Attached Five Year Action Plan for Capital Fund 2005				
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
N/A								

SECTION 11. HOMEOWNERSHIP PROGRAMS – CAPACITY STATEMENT

In accordance with HUD's Final Rule "Section 8 Homeownership Program" (Sept. 12, 2000), the JCHA demonstrates its capacity to administer the program by satisfying one of the Rule's Criteria by the inclusion of the following provision in its Homeownership Plan:

VI. FINANCING REQUIREMENTS

Homeownership Program participants will learn how to locate affordable mortgage (co-op) financing and how to compare available financing options during the training/counseling sessions. In addition, throughout the Homeownership Program, JCHA staff will be available, on an as-needed basis, to facilitate the acquisition of affordable financing. However, the Homeownership Program participant will ultimately be responsible for securing mortgage (or co-op) financing for the home purchase using the following criteria:

- If mortgage (co-op loan) is not FHA-insured, then the underwriting procedures used by the lender must comply with a) NJHMFA underwriting procedures, b) secondary mortgage market underwriting requirements (e.g. Fannie Mae or Freddie Mac first-time home buyer programs), or c) generally accepted private sector underwriting standards for CRA-type loans.
- Acceptance of proposed financing and refinancing (e.g. 1st and 2nd mortgages, home equity loans, etc.) is subject to JCHA affordability review and approval

The Following is Allowed

- 100% (no down payment) financing is allowed (e.g. NJHMFA or VA loans)
- May use a local, State or federal subsidized financing and/or grant program if available
- Private seller financing may be allowed on a case-by-case basis subject to JCHA affordability review and approval.

The Following is Not Allowed

- Section 8 assistance can not be used for "up front" expenses, e.g. closing costs, down payment, etc.
- Financing that includes a balloon payment or variable interest rates is not allowed.

15.0 PET POLICY

15.1 APPROVAL

No pet may be kept unless agreed to in writing by Site management and the Head of the Household sign an appropriate Pet Agreement. A Resident Household is allowed only one common household pet.

15.2 OWNERSHIP FEE

A non-refundable ownership fee of \$100.00 shall be required for all dogs and cats. The JCHA reserves the right to change this fee amount consistent with federal guidelines at any time. Residents who previously paid a pet ownership fee according to JCHA policy in effect at the time, of less than \$100 will not be required to pay an additional fee on an existing pet.

15.3 ALLOWED PETS

Dogs: No more than 24 inches in height. Must be spayed or neutered. No pit bulls, rottweilers, chow chows, boxers or akitas are allowed.

Cats: Must be spayed or neutered. Must be declawed.

Birds: Must be maintained in a cage at all time.

Fish: Reasonable size aquarium. Site Management must approve of size and installation.

Small mammals: e.g. hamsters, gerbils, rabbits, etc. must be kept caged at all times

The following animals are not allowed as pets:

- Snakes of all varieties
- Members of an endangered species
- Creatures which are inherently dangerous, e.g. tarantulas, piranha, etc.

15.4 RULES FOR DOGS AND CATS

- Dogs and cats shall be maintained within the resident pet owner's apartment or townhouse.
- When outside, the pet shall be kept on a leash and under the control of the resident AT ALL TIMES. Under no circumstances, shall any cat or dog be permitted to roam free in any common area
- Cats and dogs must have identifying tags on them

- Cats and dogs must be registered with the Jersey City Department of Health
- Cats and dogs must be up-to-date in all local/State required inoculations
- Resident must carry and use a means for cleaning up and disposing of waste when pets are out of the apartment/townhouse and all such waste must be cleaned up immediately.

15.5 RESIDENT LIABILITY

The resident agrees not to hold any judgment or claim against the JCHA brought by any other party in connection with any activity or damage caused by the resident's pet. Any pet who causes bodily injury to any resident, guest or JCHA employee shall be immediately and permanently removed from the premises without prior notification.

In the event of a sudden illness, the resident pet owner agrees that the JCHA shall have discretion with respect to the provision of care of the pet unless written instructions are provided in advance.

- A resident's liability for damages caused by his/her pet is not limited to the amount of the ownership fee. The resident will be required to reimburse the JCHA for the actual cost of any and all damages caused by his/her pet.
- The JCHA will impose a separate pet waste removal charge of \$10.00 per occurrence on pet owners who fail to remove pet waste in accordance with pet rules.
- An necessary fumigation of an apartment/townhouse will be the responsibility of the pet owner, who will bear the cost.
- Charges for unclogging toilets or clean up of common areas required because of attributable pet nuisance shall be billed to and paid by the resident pet owner

15.6 SANITARY STANDARDS

- Resident must agree to comply with the Health and Safety codes of the State and City.
- Litter boxes shall be changed twice weekly or more often if odor or other problem arises
- All animal waste of litter from cat litter boxes shall be disposed of in sealed plastic trash bags and placed in garbage cans.
- Cat litter shall not be disposed of by flushing down toilets.
- Pet owners shall control noise and odor caused by a pet in such a way as to prevent the noise or odor from disturbing other residents. Failure to control noise or odor may result in revocation of permission to house a pet.

15.7 PET REGISTRATION

Prospective pet owners must register their pet before it is brought onto the premises. Registration includes:

- A certificate or license signed by the Jersey City Department of Health
- Information to identify the pet
- Name, address, phone number of one or more parties who will provide care for the pet if owner is unable to do so.
- Certificate stating that the Pet has been inoculated as required by the State and/or City. The inoculation will be re-verified at the time of re-certification.
- Certificate stating that the pet (cat or dog) has been neutered.

15.8 REVOCATION OF PERMISSION TO HOUSE A PET

The JCHA may revoke the permission to house a pet on a temporary or permanent basis for the following causes:

1. Creation of a nuisance after proper notification consistent with the pet rules.
2. Excessive pet noise or odor with proper notification.
3. Dangerous behavior by the pet.
4. The pet is not effectively restrained, leashed and under the control of a responsible individual while in common areas.
5. Excessive damage to the apartment/townhouse.
6. Problems with vermin or flea infestation.
7. Failure of the resident to provide adequate care and/or vaccination of the pet.
8. Leaving the pet unattended for eight hours or longer or left alone in an apartment/townhouse overnight.
9. Damage to other apartments/townhouses or common areas.

15.9 LEASE VIOLATION

Any violation of the Pet Policy shall be considered a violation of the Lease Agreement and shall subject the resident to appropriate penalties under state statute including eviction proceedings.

15.10 WINDOW GUARD POLICY

The JCHA is required by State law to provide, install and maintain window guards in:

- A. Any apartment or townhouse, other than those on the first floor, of any resident who has a child 10 years of age or younger living in the unit; and
- B. In building halls above the first floor, which are accessible, without having to go out of the building, by a household who has a child 10 years of age or younger living in the unit, when such resident makes a written request to the JCHA that the window guards be installed.

Exceptions to the above are that pursuant to State law, no window guards may be installed on windows providing access to a fire escape. As a matter of policy, the JCHA maintains window guards in all windows, above the first floor in high-rise buildings. In low-rise buildings (4 stories or fewer), residents must request window guards.

Upon execution of a lease and upon re-certification, each resident is provided with a Window Guard Statement notifying them of their right to request in writing the installation of window guards.

*Resident Membership of PHA
Governing Board*

Board of Commissioners

Chairman Arthur J. Williams

Term: 7/1/01—5/16/03

Vice-Chairwoman Sheila Mosby (*Public Housing Resident*)

Term: 11/13/02—5/16/07

Commissioner Irene Carson (*Public Housing Resident*)

Appointed by Governor, Term: 9/4/92—at pleasure of Governor

Commissioner Greg Racelis

Term: 7/1/01—5/16/04

Commissioner Annemarie Uebbing

Appointed by Mayor, Term: 2/1/01—5/16/05

Commissioner Rosa Valentin

Term: 9/23/01—5/16/05

Commissioner Della Womack (*Public Housing Resident*)

Term: 8/13/97—5/16/02

Interim Executive Director, James M. Scott, Jr.

Progress in Achieving the JCHA's Strategic Goals

Highlights of accomplishments regarding the JCHA's Five Year Strategic Goals:

(More details and specifics can be found in the HOPE VI Quarterly Reports, the Self-Sufficiency Reports and the PHAS Scores covering the period of April 1, 2003 through December 31, 2003).

- At Curries Woods: Construction completion of Phase IV (43) townhouses; completion of Community Revitalization Center; construction has begun for Phase V (80) townhouses; site plan finalized. Relocation of families from last two building completed; demolition of last two buildings has been completed. Several relocated senior families have moved back to the senior designated high-rise - 3 New Heckman Drive.
- At Dwight Street Homes: The contract for the Developer selected for Phase II & III townhouses has been terminated and the JCHA has begun the process for finding another Developer and design of homes progressed; land acquisition and other pre-development activities progressed; Homeownership Program in place; eleven homes sold to public housing families.
- At Lafayette Village: 124 unit, mixed-finance/mixed-income development completed and fully occupied. Six homeownership units will be developed at land adjacent to Lafayette Village as part of the Dwight Street Homes development agreement to address the blighted/distressed property right next to Lafayette Village.
- At Lafayette Gardens: HOPE VI Revitalization Grant received in 2001 NOFA round; relocation plan approved and 231 families relocated; two buildings demolished; construction of the new Senior Living Center has begun; New Jersey State tax credits approved; plans developed for first (on-site) family development.
- At A. Harry Moore Apartments, demolition of third building completed; selection of Master Planner/Developer Partner completed and planning has begun to develop comprehensive Revitalization Plan, inclusive of off-site developments; on-going meetings with the site's Resident Management Corporation continue;
- Improved PHAS Physical Inspection Scores at all JCHA sites;

Progress in Achieving the JCHA's Strategic Goals (Continued)

- Newly implemented Apartment Inspection Program, Apartment Painting Program and Pest Control Staff Training Program progressing at all sites;
- Revised Residential Lease completed, printed, reviewed and signed by all residents; ACOP revised to reflect new lease clauses which will improve management effectiveness and promote Resident Responsibility.
- Achievement of employment goals at Curries Woods (from 35% to 61% of households are now employed; TANF reduction also on target). New Community Revitalization Center at Curries Woods now houses computer training center, job readiness workshops, parenting program, GED classes. Self-Sufficiency Program begun at Lafayette Gardens in conjunction with the HOPE VI Revitalization Program.
- Continuing success in both Section 3 and Trade Apprenticeship Programs (HUD's "Best Practice" Award for the JCHA's Section 3 initiatives.)
- Improved SEMAP scores in the Rental Assistance Program; initiation of the Section 8 Homeownership Program and expanded Family Self-Sufficiency Program.
- Memorandum of Understanding with local, faith-based service provider for Assisted Living Services for Berry Gardens, senior development, in place; services began in January, 2002. Agreement with second faith-based service provider developed to begin senior services program at Curries Woods.

RAB WORKSHOP #1: OPENING SESSION

- At the first RAB meeting of the year, steps and actions taken by the JCHA from the RAB's recommendations during the workshops in 2002 were reviewed.
- Towards the end of the workshop, members were divided into groups, according to their respective site. They had discussed and reported back on the issue of pending issues that still needed to be addressed throughout this year's workshops.
- Each site had stated to the larger group of the actions and measures taken towards the resident organizing goals that they had developed in 2002.

RAB WORKSHOP #2: FINANCIAL ISSUES

- At the second RAB workshop, financial issues were discussed. Richard Baker reviewed and summarized the national funding sources for public housing programs. He had also made an assessment of the impact that the reduction of funds had on JCHA operations, especially in terms of the Capital Fund Program.
- During this session, a summarized proposal of the Capital Fund Program budget, based on the reduced funding amount received by HUD and established priorities, was presented.
- Members were divided into small groups, according to their respective site. It was at this time that they developed and conveyed their "wish list," a listing of capital improvement projects that they thought was most important for their site.

RAB WORKSHOP #3: LEASE PROVISIONS

- Lease Provisions was the theme of this year's third RAB workshop.
- In regard to the issue of the *HUD REQUIREMENT FOR ACCESS TO SELECTED JCHA APARTMENTS DURING PHAS INSPECTIONS*, the RAB was asked for their input on this topic. During this discussion, the JCHA had presented to the RAB a list of suggestions and recommendations as possible amendment(s) to this portion of the lease. As a result, the RAB had agreed with JCHA recommendation(s).
- A review of Community Service was given to the RAB (*the latest HUD guidelines require the JCHA to expand its Community Service Program from Hope VI sites to all sites*). A presentation, given by Janet Philips, provided the residents a review of both the Self-Sufficiency and Community Service Programs at Curries Woods.
- In regard to Pest Control, the Site Managers had given their feedback as to what they felt had been working and what had not been working at their site.

RAB WORKSHOP #4: ONE-STRIKE/SECURITY ISSUES

- The One-Strike Policy and Procedures were discussed at the fourth RAB session. A background review, introduction of the Community Advisory Committee (CAC) members, a worksheet revealing problems, issues, and concerns regarding the One-Strike Policy and the CAC's recommendation for change, along with the One-Strike Procedural Flow Chart were all presented that evening.
- Maria T. Maio reviewed the demolition application for A. Harry Moore Apts.
- A presentation of the completed capital improvements to improve safety and security, according to site, was revealed. The RAB, through their participation with the subject matter at hand, had given the JCHA their input on additional capital improvements that they thought were most important and necessary for their site.

GOALS SET FOR RESIDENT ORGANIZATIONS**RESULTS / RESPONSE**

NJ9-1 Lafayette Gardens	Achieve a broader representation at community meetings and activities, including young and older residents.	"Lafayette has created a Youth organization that participates in youth activities (i.e., movie night, job readings, career building, Hope VI). The Seniors have a Planning Committee that has created a building, that would be better than any Engineer or Developer. The Seniors are the most concerned population on-site. For the first time, one of our Seniors and Young Adults ran together for Committee persons and won!"
NJ9-2 Marion Gardens	Bring the community closer and promote unity by having more people at community meetings. Promote interest in what is happening in the neighborhood.	"Participation is up. We still need more participation from the younger generation; need some incentives to get people out."
NJ9-3/7 Booker T. Washington Apts.	Achieve more resident participation at community meetings and activities. Focus more on security.	"More resident participation. Increased drug activity, but no security. Constant shooting in and around playground area. Drug selling during morning & evening hrs. Non-resident hang-out in hallways. Not enough police present."
NJ9-4 Hudson Gardens	Achieve more participation from Board Members and residents at community meetings and activities. Have more workshops that include other developments so that Holland Gardens Resident Organizations can learn from more experienced Resident Organizations and more Site representation and participation.	"Participation of Board Members is up due to members who didn't participate not being elected again or not running for the Board at our recent election. Resident participation is also improving."
NJ9-5 Holland Gardens		"We as a Resident Council have attended many workshops. Also, would like to attend more. The workshops are helpful and educational."
NJ9-6 Montgomery Gardens	Obtain more training and understanding of the basic roles and responsibilities of the RMC. Hire an Administrative Assistant. Improve/create a police for parking.	"Nothing happened. Still in need of an Administrative Asst. Purchased lot across the street with a small fee and parking attendant (paid)."
NJ9-9 A. Harry Moore Apts.	Become more involved in the HOPE VI process and get more information out to our residents.	"A. Harry Moore had suspended HOPE VI because of funding. Residents are eager to continue the plan. Meeting was held on October 7, 2003 to continue the process and find the funding."
NJ9-10 Curries Woods	Create committees from the community-at-large to address quality of life issues, etc. and involve more residents.	"We created four (4) committees: (1) Senior Services (3) Hall Rental Committee (2) Parking Committee (4) Youth Committee All Committees that were formed have non-CWTF Board residents, as well as Task Force members."
NJ9-11/15/18 Berry Gardens	Combine the existing three (3) Resident Organizations into one (1) site-wide Board work collectively on Community issues/activities.	"As of this date (10/7/03), the site is still trying to implement this. Seniors have a Bowling League. Seniors have a <i>Bowling League</i> , <i>Bingo</i> (every other Wednesday), and <i>Pikene Nights</i> ."
NJ9-14 Stewart Apts.	Improve security.	"Cameras are in the process of being installed. Windows will be installed in the Spring; better security."
Dwight St. Homes	Connect with the existing Block Associations in the immediate area and work together.	"I started a Block Association and having meetings to make the block a better place to live and buy. Meetings every month. Connect with the Life Center of the Dwight St. Youth together with the Community to work and make them better people in life."

Jersey City Housing Authority

PUBLIC HOUSING OPERATING BUDGET

Fiscal Year 4/1/03-3/31/04

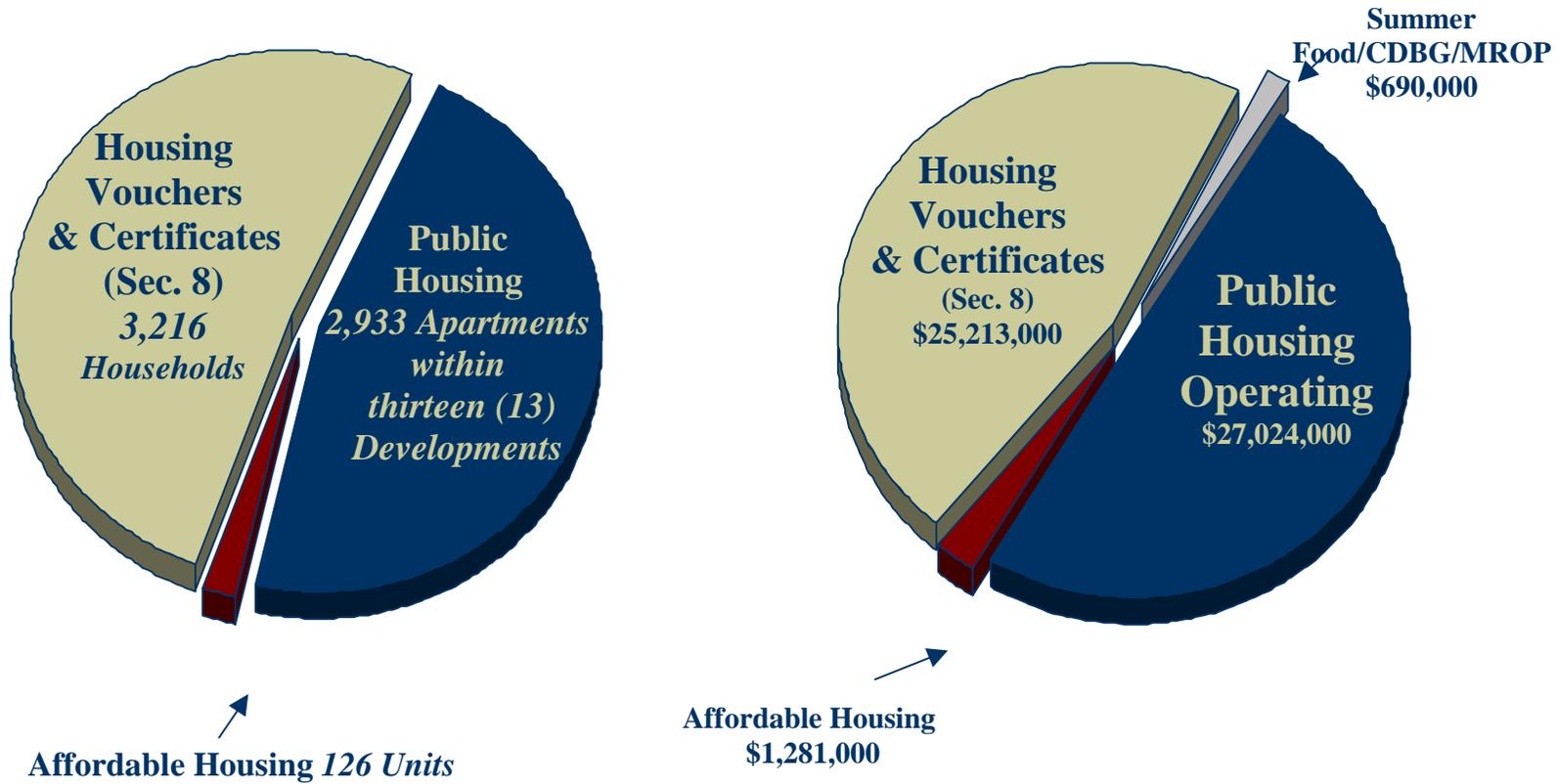
Public Housing Operating Budget

JCHA – Wide Budgets

JCHA Operating Programs Profile

Operating Program Services: 6,275 Units

Operating Programs: \$54,208,000



Jersey City Housing Authority Public Housing Financial Profile

Public Housing Program Budget: \$53,569,581



Includes:

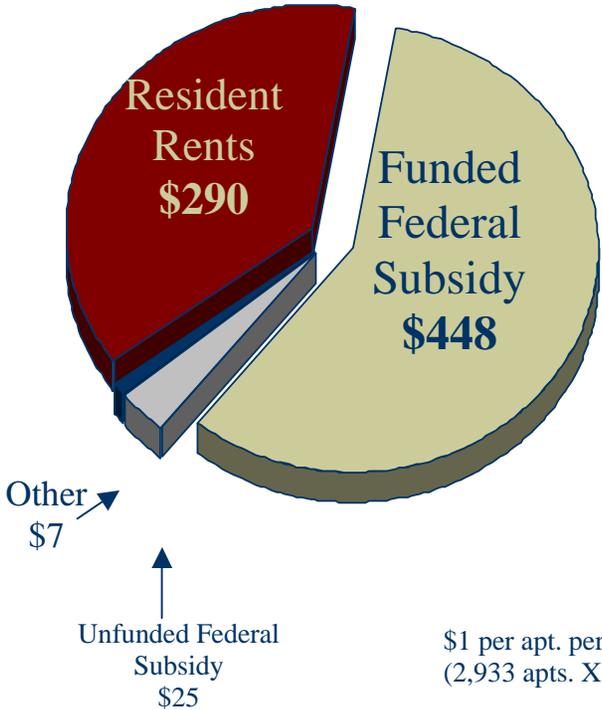
Capital Fund Program 2003	\$6,007,774
Replacement Housing Program 2003	627,736
Sub-Total: Capital Funds	\$6,635,510

Developments Programs:

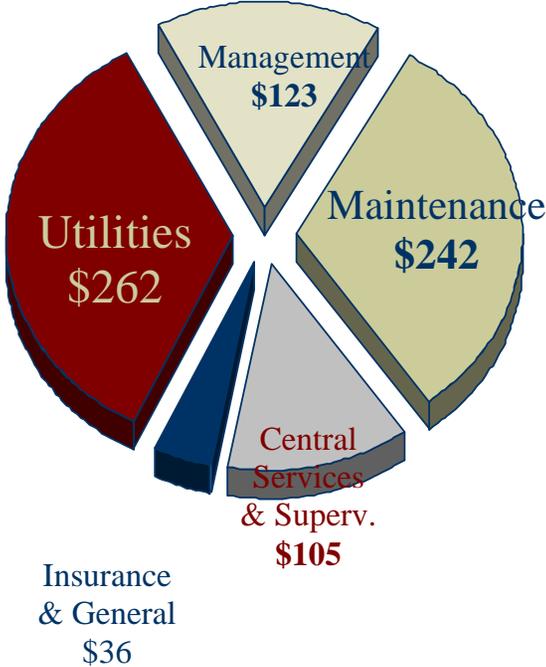
■ HOPE VI Grant @ Curries Woods Phase V Townhouses	\$12,358,071
■ HOPE VI Grant @ Lafayette Gardens, Demolition Bldgs. # 1-4,	\$1,404,000
■ MROP & Development Grant budget @ 136 Arlington Ave.	\$600,000
■ HOPE VI Grant budget @ Dwight Street Homes Phase II, & Grand Street Homes	\$5,548,000
Sub-Total: Development	\$19,910,071
Grand Total	\$26,545,581

Jersey City Housing Authority Operating Budget 4/03 – 3/04

Income \$770 Apt./Month
(\$27,096,000 Total)



Expenses: \$768 Unit/Mo.
(\$27,024,000 Total)

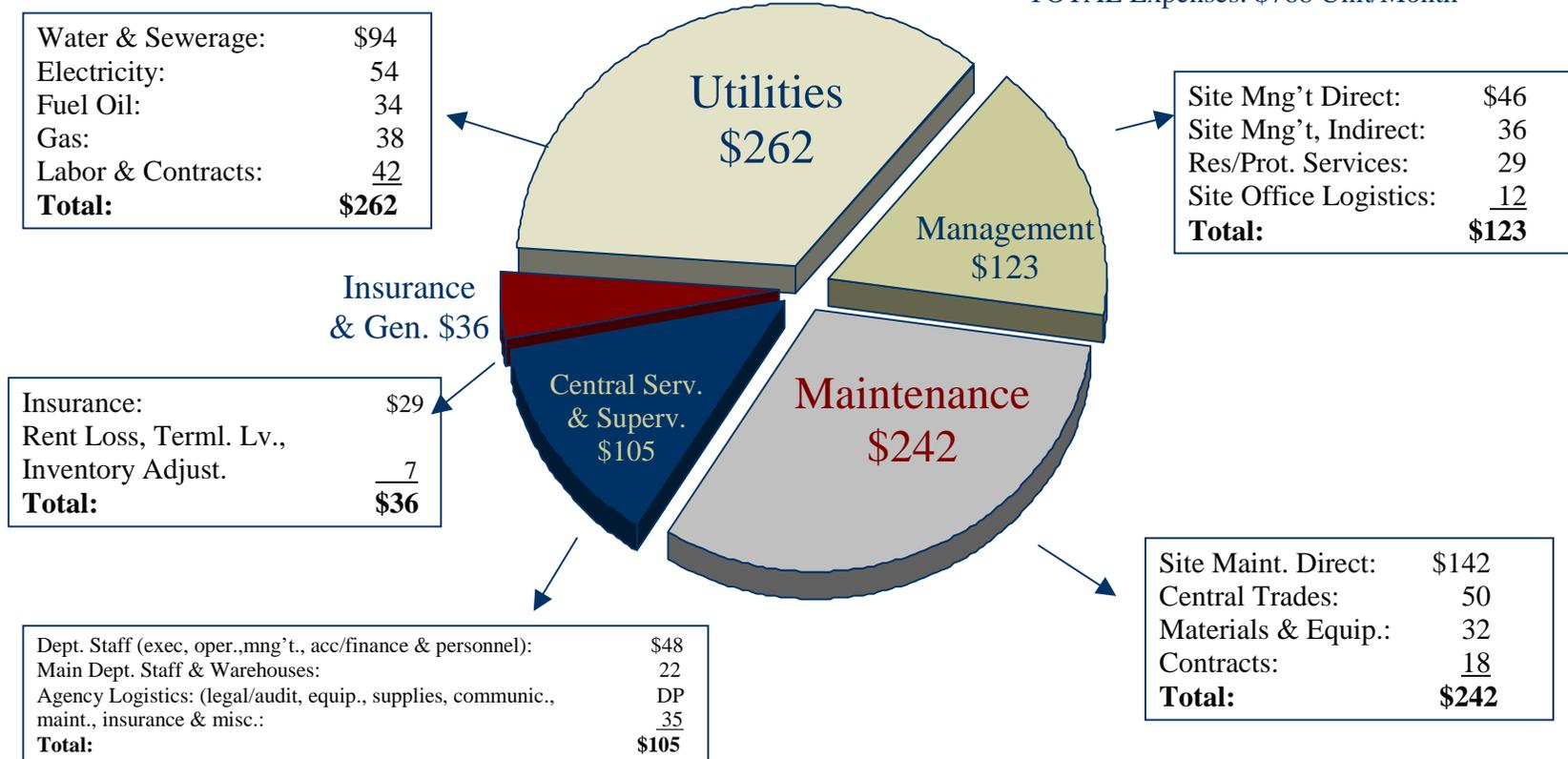


\$1 per apt. per month = \$35,196;
(2,933 apts. X 12 months)

Jersey City Housing Authority Operating Budget 4/03-3/04

ALL DEVELOPMENTS

TOTAL Expenses: \$768 Unit/Month



Jersey City Housing Authority Operating Budget 4/03-3/04

Operating Reserve Analysis

Operating Budget, Fiscal Year 4/03 – 3/04

Budgeted Revenue @ 100% funding	\$27,096,000	
Budgeted Expense (original)	<u>\$27,025,000</u>	
Budgeted Reserve	\$71,000	\$71,000

Proposed Cumulative Budget Reserve, 3/31/04

Budgeted Reserve @ 3/31/03	\$5,068,000	
Projected Adj't for		
Less 100% Funding (FY '04)	(881,000)	<u>\$4,187,000</u>

Estimated Cumulative Budget Reserve, 3/31/04 **\$4,258,000**

Proposed FY 2004 Budget Revisions: **(\$698,000)**

**Estimated Reserve 3/31/04 Before Year
End Adjustments** **\$3,560,000**

• Rent is calculated per HUD formula with past experience indicating an actual increase of 3% or less. Federal regulations also provide for a year end reconciliation.

• HUD requires a year end reconciliation of raw utilities. The actual amounts for rate & consumption are reconciled with budgeted amounts to determine the adjustment. The JCHA retains 75% of the savings pertaining to consumption and 0% pertaining to rate.

• HUD requires an end of the year interest income reconciliation. It is based upon comparing budgeted, actual, & “targeted” interest income, as a function of principle balances & sets of interest rates.

Jersey City Housing Authority

Capital Fund Program 2003

Expected Grant Amount: \$7,582,539

Actual Grant Amount: \$6,007,774

Difference: -\$1,574,765 (21%)

Jersey City Housing Authority

***Future Construction Projects
To Be Funded by Hudson County Affordable Housing Trust Fund***

	<i>Marion Gardens</i>	<i>Booker T. Washington</i>	<i>Hudson Gardens</i>	<i>Holland Gardens</i>	<i>Berry Gardens</i>	<i>Dwight Street</i>
Apartment Window Replace	1,700		550		3,700	
Tuckpointing		1,080		600		
Peaked Roofs	1,000					
Townhouses, Phase III						400
	2,700	1,080	550	600	3,700	400

Lafayette Gardens

Modification Summary

Original Capital Fund in Annual Plan (based on expected dollars)	2003 Cuts	Revised 2003 Plan (based on actual dollars)
<p>DWELLING STRUCTURES Demolition and Associated Costs</p>		<p>DWELLING STRUCTURES Demolition and Associated Costs</p>

Marion Gardens

Modification Summary

Original Capital Fund in Annual Plan <i>(based on expected dollars)</i>	2003 Cuts	Revised 2003 Plan <i>(based on actual dollars)</i>
<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apt. Refurbishment Apartment Painting (Seniors) Hot Water System/Convactor Piping Electric: Exterior Security Lighting Fire Alarm System Upgrade</p> <p>SITE IMPROVEMENTS Site Improvements</p> <p>DWELLING STRUCTURES Kitchen Modernization Apartment Window Replacement (1 bldg)** Bldg. Entrance Security & Intercom System</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p>	<p>DWELLING STRUCTURES Apartment Window Replacement (1 bldg)** Bldg. Entrance Security & Intercom System (as per site request)</p>	<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apt. Refurbishment Apartment Painting (Seniors) Hot Water System/Convactor Piping Electric: Exterior Security Lighting Fire Alarm System Upgrade</p> <p>SITE IMPROVEMENTS Site Improvements</p> <p>DWELLING STRUCTURES Kitchen Modernization</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p>

**Skilled Trades are standard work items included in every Capital Funding budget.*

***Part of Hudson County Affordable Housing Trust Fund Loan work items.*

Booker T. Washington Apts.

Modification Summary

Original Capital Fund in Annual Plan <i>(based on expected dollars)</i>	2003 Cuts	Revised 2003 Plan <i>(based on actual dollars)</i>
<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apartment Refurbishment Painting Halls/Stairs Apartment Painting Interior Steam & Return Line Electric: Exterior Security & Lighting Fire Alarm System Upgrade</p> <p>SITE IMPROVEMENTS Site Improvements (Renovation of Playground Areas)</p> <p>DWELLING STRUCTURES Bldg Entrance Security Intercom System</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p> <p>NON-DWELLING STRUCTURES Community Hall Refurb/Floor</p>		<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy Apartment Refurbishment Painting Halls/Stairs Apartment Painting Interior Steam & Return Line Electric: Exterior Security Lighting Fire Alarm System Upgrade</p> <p>SITE IMPROVEMENTS Site Improvements (Renovation of Playground Areas)</p> <p>DWELLING STRUCTURES Bldg. Entrance Security Intercom System</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p> <p>NON-DWELLING STRUCTURES Community Hall Refurb/Floor</p>

**Skilled Trades are standard work items included in every Capital Funding budget.*

Booker T. Washington Annex

Modification Summary

Original Capital Fund in Annual Plan (based on expected dollars)	2003 Cuts	Revised 2003 Plan (based on actual dollars)
<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apartment Refurbishment Apartment Painting Interior Steam & Return Line Fire Alarm System Upgrade</p> <p>SITE IMPROVEMENTS Site Improvements</p> <p>DWELLING STRUCTURES Pipe Insulation</p>	<p>SITE IMPROVEMENTS Site Improvements</p> <p>DWELLING STRUCTURES Pipe Insulation</p>	<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy Apt. Refurbishment Apartment Painting Interior Steam & Return Line Fire Alarm System Upgrade</p>

**Skilled Trades are standard work items included in every Capital Funding budget.*

Hudson Gardens

Modification Summary

Original Capital Fund in Annual Plan (based on expected dollars)	2003 Cuts	Revised 2003 Plan (based on actual dollars)
<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apt. Refurbishment Interior Steam & Return Line Electric: Exterior Security Lighting Fire Alarm System Upgrade</p> <p>SITE IMPROVEMENTS Utility: Electric Service, Bldg. 1</p> <p>DWELLING STRUCTURES Apartment Windows, Bldgs. 5&6** Pipe Insulation Fire Escapes: Replace, Refurb, Paint</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p>	<p>DWELLING STRUCTURES Apartment Windows, Bldg. 5&6** Pipe Insulation Fire Escapes: Replace, Refurb, Paint <i>(completed)</i></p>	<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apt. Refurbishment Interior Steam & Return Line Electric: Exterior Security Lighting Fire Alarm System Upgrade</p> <p>SITE IMPROVEMENTS Utility: Electric Service, Bldg. 1</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p>

**Skilled Trades are standard work items included in every Capital Funding budget.*

***Part of Hudson County Affordable Housing Trust Fund Loan work items.*

Holland Gardens

Modification Summary

Original Capital Fund in Annual Plan <i>(based on expected dollars)</i>	2003 Cuts	Revised 2003 Plan <i>(based on actual dollars)</i>
<p>SKILLED TRADES* Roof Repair/Tuckpointing Apartment Painting (Seniors) Vacancy/Apt. Refurbishment Interior Steam & Return Line Fire Alarm System Upgrade Electric: Exterior Security Lighting</p> <p>DWELLING STRUCTURES Tuckpointing/Brick Repair** Pipe Insulation</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p>	<p>DWELLING STRUCTURES Tuckpointing/Brick Repair** Pipe Insulation</p>	<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apt. Refurbishment Apartment Painting (Seniors) Interior Steam & Return Line Fire Alarm System Upgrade Electric: Exterior Security Lighting</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p>

**Skilled Trades are standard work items included in every Capital Funding budget.*

***Part of Hudson County Affordable Housing Trust Fund Loan work items.*

Montgomery Gardens

Modification Summary

Original Capital Fund in Annual Plan (based on expected dollars)	2003 Cuts	Revised 2003 Plan (based on actual dollars)
<p>SKILLED TRADES*</p> <p>Roof Repair/Tuckpointing Facility Doors: Interior & Exterior Vacancy/Apartment Refurbishment Paint Halls/Stairs Apartment Painting Elevator Shaft & Control Room Wiring Interior Steam & Return Line Compactor System Refurb Electric: Exterior Security Lighting Fire Alarm System Upgrade</p> <p>SITE IMPROVEMENTS</p> <p>Site Improvements</p> <p>DWELLING STRUCTURES</p> <p>Kitchen Modernization (Apprentices) Pipe Insulation Boiler Upgrade</p> <p>DWELLING EQUIPMENT</p> <p>Ranges & Refrigerators</p>	<p>DWELLING STRUCTURES</p> <p>Pipe Insulation</p>	<p>SKILLED TRADES*</p> <p>Roof Repair/Tuckpointing Facility Doors: Interior & Exterior Vacancy/Apartment Refurbishment Paint Halls/Stairs Apartment Painting Elevator Shaft & Control Room Wiring Interior Steam & Return Line Compactor System Refurb Electric: Exterior Security Lighting Fire Alarm System Upgrade</p> <p>SITE IMPROVEMENTS</p> <p>Site Improvements</p> <p>DWELLING STRUCTURES</p> <p>Kitchen Modernization (Apprentices) Boiler Upgrade</p> <p>DWELLING EQUIPMENT</p> <p>Ranges & Refrigerators</p>

*Skilled Trades are standard work items included in every Capital Funding budget.

A. Harry Moore Apartments

Modification Summary

Original Capital Fund in Annual Plan	2003 Additions	Revised 2003 Plan (based on actual dollars)
SKILLED TRADES*	SKILLED TRADES* Roof Repair/Tuckpointing Facility Doors: Interior & Exterior Vacancy/Apartment Refurbishment Paint Halls/Stairs Apartment Painting Elevator Shaft & Control Room Wiring Interior Steam & Return Line Compactor System Refurb Electric: Exterior Security Lighting Fire Alarm System Upgrade	SKILLED TRADES* Roof Repair/Tuckpointing Facility Doors: Interior & Exterior Vacancy/Apartment Refurbishment Paint Halls/Stairs Apartment Painting Elevator Shaft & Control Room Wiring Interior Steam & Return Line Compactor System Refurb Electric: Exterior Security Lighting Fire Alarm System Upgrade
DWELLING STRUCTURES	DWELLING STRUCTURES Demolition and Associated Relocation and Refurbishment Costs, Bldg. 6 Temporary mini-precinct/site work - trailer only with hook-ups (security initiatives)	DWELLING STRUCTURES Demolition and Associated Relocation and Refurbishment Costs, Bldg. 6 Temporary mini-precinct/site work - trailer only with hook-ups (security initiatives)
DWELLING EQUIPMENT	DWELLING EQUIPMENT Ranges & Refrigerators	DWELLING EQUIPMENT Ranges & Refrigerators

**Skilled Trades are standard work items included in every Capital Funding budget.*

Curries Woods

Modification Summary

Original Capital Fund in Annual Plan (based on expected dollars)	2003 Cuts	Revised 2003 Plan (based on actual dollars)
<p>SKILLED TRADES* Roof Repair/Siding Vacancy/Apartment Refurbishment Apartment Painting (Seniors) Elevator Shaft & Cont. Rm Wiring Electric: Exterior Security Lighting</p> <p>DWELLING STRUCTURES A&E Design of Phase II Floors (2nd layer)</p>		<p>SKILLED TRADES* Roof Repair/Siding Vacancy/Apartment Refurbishment Apartment Painting (Seniors) Elevator Shaft & Cont. Rm Wiring Electric: Exterior Security Lighting</p> <p>DWELLING STRUCTURES A&E Design of Phase II Floors (2nd layer)</p>

**Skilled Trades are standard work items included in every Capital Funding budget.*

Berry Gardens I & II

Modification Summary

Original Capital Fund in Annual Plan (based on expected dollars)	2003 Cuts	Revised 2003 Plan (based on actual dollars)
<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apartment Refurbishment Elevator Shaft & Cont. Rm Wiring Interior Steam & Return Line Compactor System Refurb Electric: Exterior Security Lighting Fire Alarm System Upgrade</p> <p>DWELLING STRUCTURES Kitchen Modernization Pipe Insulation Asbestos Removal: Community Hall Elevator: Cab Replace/92 Danforth</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p> <p>NON-DWELLING EQUIPMENT Handicapped Accessibility Compliance & Apartment Conversions</p>	<p>DWELLING STRUCTURES Pipe Insulation Asbestos Removal: Community Hall/Apts.</p> <p>NON-DWELLING EQUIPMENT Handicapped Accessibility Compliance & Apartment Conversions</p>	<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apartment Refurbishment Elevator Shaft & Cont. Rm Wiring Interior Steam & Return Line Compactor System Refurb Electric: Exterior Security Lighting Fire Alarm System Upgrade</p> <p>DWELLING STRUCTURES Kitchen Modernization Elevator: Cab Replace/92 Danforth</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p>

**Skilled Trades are standard work items included in every Capital Funding budget.*

Thomas J. Stewart Apts.

Modification Summary

Original Capital Fund in Annual Plan (based on expected dollars)	2003 Cuts	Revised 2003 Plan (based on actual dollars)
<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apartment Refurbishment Painting Halls/Stairs Plastering Work Items Apartment Painting Elevator Shaft & Control Room Wiring Hallway Floor Refurb & Tiling</p> <p>DWELLING STRUCTURES Apartment Window Replacement Security Cameras (Entrance Doors/Hallways) Basement Area Floor Resurface</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p>	<p>DWELLING STRUCTURES Basement Area Floor Resurface</p>	<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apartment Refurbishment Painting Halls/Stairs Plastering Work Items Apartment Painting Elevator Shaft & Control Room Wiring Hallway Floor Refurb & Tiling</p> <p>DWELLING STRUCTURES Apartment Window Replacement Security Cameras (Entrance Doors/Hallways)</p> <p>DWELLING EQUIPMENT Ranges & Refrigerators</p>

**Skilled Trades are standard work items included in every Capital Funding budget.*

Berry Gardens III & IV

Modification Summary

Original Capital Fund in Annual Plan (based on expected dollars)	2003 Cuts	Revised 2003 Plan (based on actual dollars)
<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apartment Refurbishment Apartment Painting Elevator: Shaft & Control Room Wiring Electric: Exterior Security Lighting</p> <p>DWELLING STRUCTURES Kitchen Modernization Apt. Window Replacement** Apartment/Hallway Floor Refurb</p>	<p>DWELLING STRUCTURES Apt. Window Replacement**</p>	<p>SKILLED TRADES* Roof Repair/Tuckpointing Vacancy/Apartment Refurbishment Apartment Painting Elevator: Shaft & Control Room Wiring Electric: Exterior Security Lighting</p> <p>DWELLING STRUCTURES Kitchen Modernization Apartment/Hallway Floor Refurb</p>

**Skilled Trades are standard work items included in every Capital Funding budget.*

***Part of Hudson County Affordable Housing Trust Fund Loan work items.*

Dwight Street Homes

Modification Summary

Original Capital Fund in Annual Plan (based on expected dollars)	2003 Cuts	Revised 2003 Plan (based on actual dollars)
<p>SKILLED TRADES* Roof Repair/Siding Vacancy Refurbishment</p>		<p>SKILLED TRADES* Roof Repair/Siding Vacancy Refurbishment</p>

**Skilled Trades are standard work items included in every Capital Funding budget.*

PHA-Wide

Modification Summary

Original Capital Fund in Annual Plan <i>(based on expected dollars)</i>	2003 Cuts	Revised 2003 Plan <i>(based on actual dollars)</i>
<p>NON-DWELLING STRUCTURES Replacement of Burglar Alarm System for Central Warehouse</p>		<p>NON-DWELLING STRUCTURES Replacement of Burglar Alarm System for Central Warehouse</p>

Jersey City Housing Authority

Capital Fund Program 2004

Wish Lists from Resident Advisory Board (RAB)

October 28th, 2003

	<p>THIS IS A HOPE VI SITE AND THEREFORE WILL RECEIVE HOPE VI FUNDING</p>

Marion Gardens

2003 Cuts Included in 2004 Plan	2004 Wish List
<p>DWELLING STRUCTURES Apartment Window Replacement** (all bldgs.)</p>	<ol style="list-style-type: none"> 1. Black Top Entire Site 2. Professional Landscaper 3. Paint Handrails and Apartment Doors <p><u>Additional Comments/Suggestions:</u></p> <ol style="list-style-type: none"> 1. Pull out cabinets and plaster all holes to reduce rodent infestation. 2. Hallway tile complete throughout site

***Part of Hudson County Affordable Housing Trust Fund Loan work items.*

Booker T. Washington Apts.

2003 Cuts Included in 2004 Plan	2004 Wish List
	<ol style="list-style-type: none">1. Replace sewer line for Site2. Replace Basketball hoops and ground padding3. New storage cabinets for Maintenance Shop <p><u>Additional Comments/Suggestions:</u> Swing gates at Bldgs. (in house) Bldgs. #3, 4, 6. Rolling Gate for Community Center, front and back door(s).</p>

Booker T. Washington Annex

Capital Fund 2004

2003 Cuts Included in 2004 Plan	2004 Wish List
<p>SITE IMPROVEMENTS Site Improvements</p> <p>DWELLING STRUCTURES Pipe Insulation</p>	

Hudson Gardens

2003 Cuts Included in 2004 Plan	2004 Wish List
<p>DWELLING STRUCTURES Apartment Windows, Bldg. 5&6** Pipe Insulation</p>	<ol style="list-style-type: none"> 1. Revamp Extermination Program --- Not Working 2. Mold and Mildew Removal 3. Replacement of Hall Windows <p><u>Additional Comments/Suggestions:</u></p> <ol style="list-style-type: none"> 1. Radiator covers 2. Replace Building Directional Signs and Bldg. Members (<i>make more</i>) visible 3. PA System 4. Awning (<i>canopy</i>) for Manager's Office Entrance 5. Sleeve for Air Conditioners

***Part of Hudson County Affordable Housing Trust Fund Loan work items.*

Holland Gardens

2003 Cuts Included in 2004 Plan	2004 Wish List
<p>DWELLING STRUCTURES Tuckpointing/Brick Repair** Pipe Insulation</p>	<ol style="list-style-type: none"> 1. Overhaul sewer/plumbing in all Buildings 2. Add numbers on the Buildings 3. Door locks / swipe card system <p><u>Additional Comments/Suggestions:</u> Upgrade office telephone system.</p>

***Part of Hudson County Affordable Housing Trust Fund Loan work items.*

Montgomery Gardens

2003 Cuts Included in 2004 Plan	2004 Wish List
<p>DWELLING STRUCTURES Pipe Insulation</p>	<ol style="list-style-type: none"> 1. <i>New Mailboxes</i> 2. <i>Security Cameras in Lobbies, Bldgs. #1-6</i> 3. <i>Make Bldg. #5 Handicap Ramp & Lobby Slip Proof</i> <p><u>Additional Comments/Suggestions:</u></p> <p>We also have a Problem with Flooding in Bldgs. #4, 5 , 6 when it rains. Item #3 & #5* also needs to be addressed.</p> <p><i>*Item #3: Complete Slope Sink Upgrades in Bldgs. #1-6</i> <i>*Item #5: Illumination in front of entrance sign for Bldg. #1</i></p>

A. Harry Moore Apartments

<i>2003 Cuts Included in 2004 Plan</i>	<i>2004 Wish List</i>

Curries Woods

2003 Cuts Included in 2004 Plan	2004 Wish List
	<ol style="list-style-type: none">1. New Floors in Phase II Townhouses2. New sewer system in 3 New Heckman Drive3. Senior Apartment and Hallway Painting in 3 New Heckman <p><u>Additional Comments/Suggestions:</u> Restructuring of Backyards of Phase I, renovate playgrounds, replace wooden benches with metal benches.</p>

Berry Gardens I & II

<p>2003 Cuts Included in 2004 Plan</p>	<p>2004 Wish List</p>
<p>DWELLING STRUCTURES Pipe Insulation Asbestos Removal: Community Hall</p> <p>NON-DWELLING STRUCTURES Handicapped Accessibility Compliance & Apartment Conversions</p>	<p>1. New Tub diverters in tubs for all units</p> <p>2. New Vanity Cabinets under bath sinks</p> <p><u>Additional Comments/Suggestions:</u></p> <p>1. Lighting in front of 72-82 Danforth Ave. 2. Install Exhaust fans in 72-82 Danforth Ave. 3. Change lighting in stairwells 4. Sensors for computers in 199 Ocean Ave. and 92 Danforth Ave. 5. Replace baseboard</p>

Jersey City Housing Authority

Berry Gardens III & IV

Capital Fund 2004

2003 Cuts Included in 2004 Plan	2004 Wish List
DWELLING STRUCTURES Apt. Window Replacement**	

***Part of Hudson County Affordable Housing Trust Fund Loan work items.*

Dwight Street Homes

2003 Cuts Included in 2004 Plan	2004 Wish List
	<ol style="list-style-type: none">1. Separate controls for flood lights2. Air Conditioner sleeve in Bedrooms3. Fence (wrought-iron) separating alleyway and front townhouse lawn. <p><u>Additional Comments/Suggestions:</u></p>



Resident Advisory Board
Workshop #3: Lease Provisions

November 6th, 2003

Hosted by Booker T. Washington

III. PEST CONTROL 2003

- Began using new products in addition to those in the past – (gels)

- Continue regular apartment inspections

- We have become more aggressive with residents with house-keeping problems

- Reduction in percentage of units with a deficiency of infestation during PHAS inspections:

• 2001 8.8% of units
• 2003 5.6% of units
• <i>Goal for 2005 is 2% or less</i>

G

“Building Communities...Creating Opportunities...Transforming Lives”

**GROUP EXERCISE: PEST CONTROL
SITE MANAGER FEEDBACK**

SITE: NJ9-1 LAFAYETTE GARDENS

What's Working <i>(Manager's Input)</i>	What's Not Working <i>(Manager's Input)</i>	Resident Additional Comments
<ul style="list-style-type: none"> ➤ On-site Exterminator does extermination on a regular basis, serving as a preventive measure ➤ Use of chemicals ➤ Evening scheduling for those not available during the day ➤ Resident may call on-site Exterminator for additional measures 	<ul style="list-style-type: none"> ➤ Unavailability of Exterminator to gain access to units ➤ Housekeeping problems, construction, and nearby railroad tracks are all factors which contribute to an increase in infestation of mice 	<ul style="list-style-type: none"> ➤ Squirrels are a problem ➤ Most problems already taken care of

RAB
2004

Jersey City Housing Authority

Resident Advisory Board

Workshop #3: Lease Provisions

GROUP EXERCISE: PEST CONTROL

SITE MANAGER FEEDBACK

SITE: NJ9-2 MARION GARDENS

What's Working <i>(Manager's Input)</i>	What's Not Working <i>(Manager's Input)</i>	Resident Additional Comments
➤ Licensed Exterminator is very smart (Kuriaki)	➤ Construction, within nearby areas, along with radiator pipings, causes infestation problem(s)	➤ Cabinets need to be patched ➤ Problem with mice

RAB
2004

Resident Advisory Board
Workshop #3: Lease Provisions
GROUP EXERCISE: PEST CONTROL
SITE MANAGER FEEDBACK

SITE: NJ9-3/7 BOOKER T. WASHINGTON APTS.

What's Working <i>(Manager's Input)</i>	What's Not Working <i>(Manager's Input)</i>	Resident Additional Comments
<p>➤ On-Site Exterminator, which causes a better handle on things (more control of the problem)</p>	<p>➤ Roaches and squirrels still ever-present</p>	<p>➤ Roaches, mice, and squirrels <i>(already mentioned in "what's Not working")</i></p>

GROUP EXERCISE: PEST CONTROL

SITE MANAGER FEEDBACK

RAB

2004

SITE: NJ9-4 HUDSON GARDENS

<p>What's Working <i>(Manager's Input)</i></p>	<p>What's Not Working <i>(Manager's Input)</i></p>	<p>Resident Additional Comments</p>
<ul style="list-style-type: none"> ➤Residents believe that Exterminator is doing a good job ➤Educating residents regarding leaving food for pets, which causes infestation problem 	<ul style="list-style-type: none"> ➤Mice/roach problem ➤Residents that leave food out for pets draws infestation 	<ul style="list-style-type: none"> ➤Correction: "Residents believe that Exterminator is NOT doing a good job" ➤Problem with common areas-squirrels ➤Mice problem in common areas-No extermination on Saturdays ➤Drop ceilings



Resident Advisory Board
 Workshop #3: Lease Provisions
GROUP EXERCISE: PEST CONTROL
SITE MANAGER FEEDBACK

SITE: NJ9-5 HOLLAND GARDENS

What's Working <i>(Manager's Input)</i>	What's Not Working <i>(Manager's Input)</i>	Resident Additional Comments
<ul style="list-style-type: none"> ➤ Not much of a roach problem ➤ Positive feedback towards Alliance Pest Control, Inc. 	<ul style="list-style-type: none"> ➤ Mice in one apartment due to sewage problem ➤ Over the last month, residents have been complaining about mice (<i>currently working on this problem</i>) 	<ul style="list-style-type: none"> ➤ Exterminator company made a difference ➤ Gels ➤ Spray has a negative effect ➤ Roach disc has no effect ➤ Mice due to holes in units-pipes, i.e. ➤ Extermination in hallway(s)



Jersey City Housing Authority

Resident Advisory Board

Workshop #3: Lease Provisions

**GROUP EXERCISE: PEST CONTROL
SITE MANAGER FEEDBACK**

SITE: NJ9-6 MONTGOMERY GARDENS

What's Working <i>(Manager's Input)</i>	What's Not Working <i>(Manager's Input)</i>	Resident Additional Comments
	<ul style="list-style-type: none">➤ No Exterminator ➤ Need both a BMW and an Exterminator	<ul style="list-style-type: none">➤ No Exterminator

RAB
2004

Resident Advisory Board
Workshop #3: Lease Provisions
GROUP EXERCISE: PEST CONTROL
SITE MANAGER FEEDBACK

SITE: NJ9-9 A. HARRY MOORE APTS.

What's Working <i>(Manager's Input)</i>	What's Not Working <i>(Manager's Input)</i>	Resident Additional Comments
<ul style="list-style-type: none">➤ Own Licensed Exterminator➤ Notification to residents regarding infestation, until control is gained➤ Educating residents	<ul style="list-style-type: none">➤ Mice still ever-present	<ul style="list-style-type: none">➤ Covering around pipes not working effectively-Money needs to be invested to deal with this problem

RAB
2004

Jersey City Housing Authority

Resident Advisory Board

Workshop #3: Lease Provisions

**GROUP EXERCISE: PEST CONTROL
SITE MANAGER FEEDBACK**

SITE: NJ9-10 CURRIES WOODS

<p>What's Working <i>(Manager's Input)</i></p>	<p>What's Not Working <i>(Manager's Input)</i></p>	<p>Resident Additional Comments</p>
<ul style="list-style-type: none"> ➤ On-site Exterminator bringing along positive results and the ability to create quick follow-ups ➤ Gels ➤ Exterminator keeps to schedule, creating a better handle on things 	<ul style="list-style-type: none"> ➤ SPRAY refused by residents (past mindset) ➤ Construction in nearby areas causing rodent problem(s), along with nearby park (<i>squirrels</i>) 	<ul style="list-style-type: none"> ➤ Needs to invest in blackboxes before construction begins ➤ Residents most affected by Phase I will need blackboxes ➤ Spraying both inside and outside

GROUP EXERCISE: PEST CONTROL

SITE MANAGER FEEDBACK

RAB
2004

SITE: NJ9-11/15/18 BERRY GARDENS

What's Working <i>(Manager's Input)</i>	What's Not Working <i>(Manager's Input)</i>	Resident Additional Comments
<p>➤ Demon Spray and Gels <i>(preferred by residents)</i></p>	<p>➤ Cabinets <i>(eggs tend to nest within wood cabinets)</i></p> <p>➤ No vacuum</p>	<p>➤ Exterminator does a "fantastic job", and maybe he needs a helper?!</p> <p>➤ Demon spray working effectively</p> <p>➤ Resident education on pest control</p>

RAB
2004

Jersey City Housing Authority

Resident Advisory Board

Workshop #3: Lease Provisions

GROUP EXERCISE: PEST CONTROL

SITE MANAGER FEEDBACK

SITE: NJ9-14 STEWART APTS.

What's Working <i>(Manager's Input)</i>	What's Not Working <i>(Manager's Input)</i>	Resident Additional Comments
➤ No representation	➤ No representation	➤ Mice and Roaches ➤ Residents won't allow the Exterminator inside apartment

Resident Advisory Board
Workshop #3: Lease Provisions
GROUP EXERCISE: PEST CONTROL
SITE MANAGER FEEDBACK

SITE: DWIGHT STREET HOMES

What's Working <i>(Manager's Input)</i>	What's Not Working <i>(Manager's Input)</i>	Resident Additional Comments
<ul style="list-style-type: none">➤ Regular extermination➤ BMW currently in training to become an on-site Exterminator	<ul style="list-style-type: none">➤ No on-site Exterminator, thus causing a back-up in scheduling➤ No evening extermination schedule	<ul style="list-style-type: none">➤ Schedule of Exterminator, still no permanent Exterminator ➤ First, a permanent Exterminator is needed

RAB
2004

Flat Rent Rates

October 17, 2003

Housing Authority	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Bayonne Housing Authority	\$876.00	\$1,020.00	\$1,297.00	\$1,427.00
Hoboken Housing Authority	\$375.00	\$425.00	\$480.00	\$535.00
Jersey City Housing Authority	\$495.00	\$600.00	\$705.00	\$810.00
North Bergen Housing Authority	\$736.00	\$848.00	\$1,022.00	No 4 BR units
West New York Housing Authority - Unelevated units	\$766.00	\$867.00	\$1,294.00	\$1,725.00
Elevated units	\$716.00	\$835.00	\$1,242.00	No 4 BR units

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FLAT RENT POLICY SUMMARY

Background: *The new federal housing law, the Quality Housing and Work Responsibility Act of 1998 (QHWRA), requires that local Public Housing Authorities establish new “Flat Rents,” effectively replacing existing Ceiling Rents. The new law also requires that PHAs give residents an annual choice between paying the new Flat Rents or paying a rent based upon 30% of adjusted annual income.*

Requirements: Under the new housing law, PHA Flat Rents must:

- Reflect the “Market Value” of the public housing apartment or townhouse. Federally established Fair Market Rents (FMRs) for Jersey City’s private sector rentals range from \$687 for an Efficiency to \$1,120 for a four bedroom;
- Not be a “disincentive” for residents striving to end TANF dependency and gain employment, or for already working families to remain in public housing. Or, the new Flat Rents should support resident self-sufficiency efforts. (This point was also emphatically advocated by the Resident Advisory Board.)

But, since Jersey City “market values” are so high, if the JCHA simply adopted the FMRs as Flat Rents, it would be a disincentive for resident self-sufficiency efforts.

Compromise Needed: In attempting to balance what in Jersey City’s case are conflicting requirements, besides federal Fair Market Rents we also considered:

- Actual Operating Costs by development, which would effectively represent operating without a federal subsidy;
- Applying City rent control principles limiting annual rent increases, thereby getting to new Flat Rents over three years instead of all at once;
- Ensuring that the new Flat Rents are fair and rational, with the differences in Flat Rents proportional to apartment size.

Bottom Lines: We believe that the new Flat Rents reflect our best judgment and reasonable compromise with (conflicting) federal mandates, local market conditions, housing affordability and fairness. We further find that the new Flat Rents are consistent with the JCHA’s Strategic Goals to: create mixed income communities with broader ranges and sources of incomes, support resident self-sufficiency efforts and reduce JCHA dependence upon (declining) federal subsidies.

(REVISED) FLAT RENT SCHEDULE

Bdrm Size	Fair Market Rent (FMR)	Avg. Market Rent in J.C.	Old Flat Rent	New Flat Rent 4/1/03	New Flat Rent 4/1/04	New Flat Rent 4/1/05
0	742	638	325	340	355	370
1	876	635	475	495	515	535
Elderly 1*			425	445	465	485
2	1,020	740	575	600	625	650
3	1,297	916	675	705	735	765
4	1,427	1,325	775	810	845	880
5	1,641	Not available	800	840	880	920
6	1,887	Not available	825	870	915	960

*: Please note that "Elderly 1" refers to a 1 bedroom apartment at a site that has been officially designated for the Elderly (i.e., Berry Gardens and Thomas J. Stewart Apartments).

(REVISED) FLAT RENT SCHEDULE -- 4/1/03* ONLY
For Sites Where Residents Pay a Portion of the Utility Service

Bdrm Size	Marion Gardens	Curries Woods Townhouses	Dwight St. Homes	Berry Gardens (72-82)	Stewart Apts.
0	n/a	n/a	n/a	320	320
1	471	n/a	n/a	417	417
2	570	570	n/a	600**	n/a
3	669	670	580	n/a	n/a
4	765	765	734	n/a	n/a
5	789	n/a	n/a	n/a	n/a
6	819	n/a	n/a	n/a	n/a

*: Please note: the Proposed Flat Rent schedules for 4/1/04 and 4/1/05 cannot be calculated at this time because the utility schedule is subject to change in June of each year. The Flat Rent Policy will be amended at that time to revise the schedule for the above referenced sites to reflect the new utility reimbursement rates.

** Residents in the two bedroom apartments do not receive a utility allowance since they do not pay any portion of the utility service directly to a utility provider. Therefore, the Proposed Flat Rent for the two bedroom apartments remains the same as for other sites.

Community Service and/or Self-Sufficiency Policy

- ✓ QHWRA requires that every adult public housing resident, either 1) contribute eight hours per month of community service or 2) participate in an economic or self-sufficiency program, unless he/she is exempt for reasons listed below.

- ✓ **Exemptions**

The following adult residents are exempt from this requirement:

- Senior citizens (62 years or older)
- Persons with disabilities
- Residents who care for persons with disabilities
- Employed residents or residents who are already engaged in any work activity or self-sufficiency program
- Residents receiving TANF

- ✓ **Eligible Activities**

Community Service may include any volunteer work that serves to improve the quality of life in the public housing community or neighborhood or larger community. The community service need not be performed at the public housing site, but more likely will be performed at local churches, schools, day care centers, neighborhood associations, or non-profit service organizations etc.

Self-Sufficiency may include any activity that will improve the resident family's economic well-being, including training programs and job-related activities.

- ✓ **Ineligible Activities**

Community service may not include any work activities that would normally be performed by any JCHA staff or activities of any political nature.

- ✓ **Process**

At each family's recertification the JCHA must certify that each adult family member is either exempt from the requirement or indicate what eligible activity the non-exempt resident will engage in each month for the following year. The resident is required to provide any necessary verification to establish his/her exemption from or compliance with the requirement. QHWRA requires that the JCHA not renew the family's lease if there continues to be non-compliance.

Community Service and/or Self-Sufficiency Policy (cont'd)

Residents may perform the required self-sufficiency service in any activity that serves to increase their own self-sufficiency or economic independence; provided the activity is for at least 8 hrs./wk., every month. The following are some examples:

- ✓ Job Search Activities
- ✓ Job Readiness Workshop Participation
- ✓ Job Training Activities
- ✓ Educational Activities Related to Employment
- ✓ Drug/Alcohol Rehabilitation Program Participation (in order to be eligible for employment)

OR:

Residents may perform the HUD required Community Service by performing a wide variety of UNPAID activities that serve to improve the quality of life of the public housing or city-wide community. The following are some examples for discussion:

- ✓ Educational Activities: (assisting school staff with Board of Ed. or JCHA After School Programs, and related activities).
- ✓ Day Care Programs (private programs, public school or church sponsored).
- ✓ Child Care (unpaid babysitting for a non-family member for the purposes of assisting the family to become or remain employed).
- ✓ Recreational Activities for Children (assisting recreation program staff with Athletic, Art or Dance, Arts & Crafts Programs being sponsored by the City, community groups, the JCHA or local faith-based organization).
- ✓ Senior Citizen Programs: (assisting at Senior Citizen Centers or visiting "shut in" seniors etc.).
- ✓ Neighborhood Improvement Activities: (neighborhood "beautification" efforts, newsletters and neighborhood "watch" programs).
- ✓ Social or Human Needs Programs: (Soup Kitchens, non-profit service organizations, voter registration, church youth programs, etc.)

Problem/Issue/Concern	Recommended Action
Language of Legal Notices	<p>create standardized notice with clear language and with information presented in logical and clear fashion</p> <p>create first contact letter from the JCHA to the tenant that is informational in nature and which proposes a meeting with the site manager as a means of information gathering; this letter will precede the notice of termination of the lease</p>
Inconsistency of notices going to residents from the various attorneys	standardize legal notices
Site Manager's Intervention/Communication with Lease Holder	<p>initial letter transmitted to tenant advising of one strike allegations and inviting tenant to contact site manager to discuss allegations and the one strike process</p> <p>formalized training of site managers on the JCHA's one strike policy; continuing effort to keep site manager's informed with regard to any changes to the policy; develop vehicle to answer resident questions on one strike, such as publication of Q&A's that address one strike issues</p>

Problem/Issue/Concern	Recommended Action
Education/Orientation for Residents regarding policy and procedure	<p>establish integrated, ongoing training for staff, residents, Board of Commissioners, and community at-large</p> <p>prepare revised flow chart of process showing changes</p> <p>improve delivery of information to answer ongoing questions</p>

<p>Informal Conference - Mandatory attendance or eviction</p>	<p>correspondence to be transmitted to the tenant after the JCHA receives notice of a potential one strike offense, but before the tenant's lease is terminated, affording the tenant the opportunity to meet with the site manager regarding the offense</p> <p>meeting with site manager will replace this informal conference concept; should the tenant's lease be terminated, the opportunity for an informal grievance hearing, pursuant to the JCHA's Grievance Policy, will be provided</p>
<p>Problem/Issue/Concern</p>	<p>Recommended Action</p>
<p>Zero tolerance for arrests</p>	<p>develop clear standards with regard to what offenses constitute one strike offenses</p> <p>educate residents on one strike offenses</p> <p>review will be conducted by One Strike Panel to determine which situations should result in eviction proceedings</p>
<p>Differentiating One Strike violations from other lease violations</p>	<p>varied efforts to inform residents as to the difference between one strike lease violations and other lease violations, including formalized training of residents, use of publications, and information from the site manager upon the occurrence of a one strike offense</p>
<p>Perception of Public Housing Residents</p>	<p>JCHA residents, staff, and members of broader community should promote JCHA efforts with regard to the one strike policy and should publicize all positive aspects of public housing</p>
<p>Perception that not all residents are treated the same based on who they know</p>	<p>education of community with regard to the JCHA's one strike policy and its implementation</p> <p>one strike policy will be applied equally to all residents</p>

Problem/Issue/Concern	Recommended Action
One person making a decision about direction of case	create 3 person One Strike Review Panel to determine which cases to act upon as one strike evictions and to provide ongoing direction to tenancy counsel throughout eviction cases
Residents need to play a leadership role in implementation of One Strike Policy	resident support service unit to be responsible for working with residents to facilitate information with regard to training and with regard to resident and community education on the one strike policy
Level of Knowledge of JCHA Staff on One Strike Policy	plan, schedule, and implement formalized training for staff at all levels on the one strike policy and on Fair Housing issues

Community Advisory Committee (CAC)

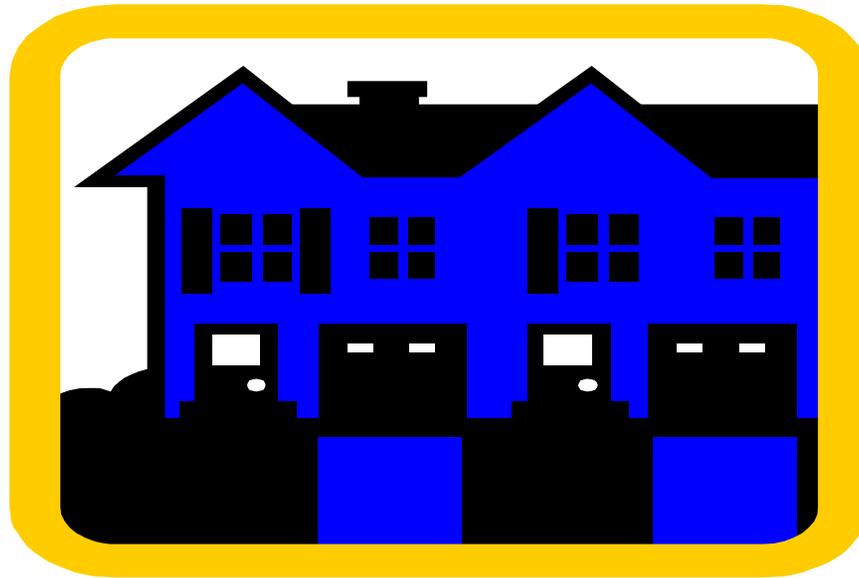
- Martha Ah-Rahmann (*Booker T. Washington Apts.*)
- Mary Clark (*Montgomery Gardens*)
- Vera Riggs (*Hudson Gardens*)
- Bishop Thomas Robinson (*Interfaith Ministerial Alliance*)
- Reverend Ronald Clark (*Interfaith Ministerial Alliance*)
- Madeline Brown (*Urban League*)
- Kabili Tayari (*NAACP*)
- Telissa Dowling (*Hudson County Housing Resource Center*)
- Iman Omar Aziz (*Hudson County Correctional Facility*)

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Curries Woods Works!

Hope VI Self Sufficiency

**Building Communities...Creating
Opportunities...Transforming Lives**



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Employment Goals

- **Employment: 54%**
- **TANF: 20%**
- **Social Security: 11%**
- **Social Security (Disability): 14%**
- **Other: 1%**

Individual Employment Statistics

- Employment: 78%
- TANF: 8%
- Social Security: 4%
- Social Security (Disability): 9%
- Other: 1%

*Updated September 2003

**Includes individuals ages 18 to 62 years of age

Current Family Statistics

- Employment: 65%
- TANF: 5%
- Social Security: 19%
- Social Security (Disability): 10%
- Other: 1%

*Updated September 2003

**Includes individuals ages 18 to 62 years of age

Program Summary 1998 to Present

- Current caseload:
606
- Total number of job
placements:
272



Programs Offered:

- GED Classes
- Computer Classes
- Resume Design
- Job Searching
- Job Readiness Workshops
- Referrals to outside providers
- One on One Counseling



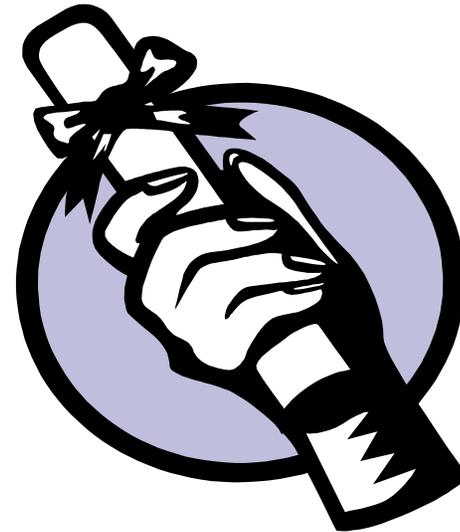
Computer Classes

- Classes are taught by college interns
- Classes offered Monday through Friday, 9am to 6pm.
- MS Word, Excel, and Power Point offered.
- Internet instruction offered.



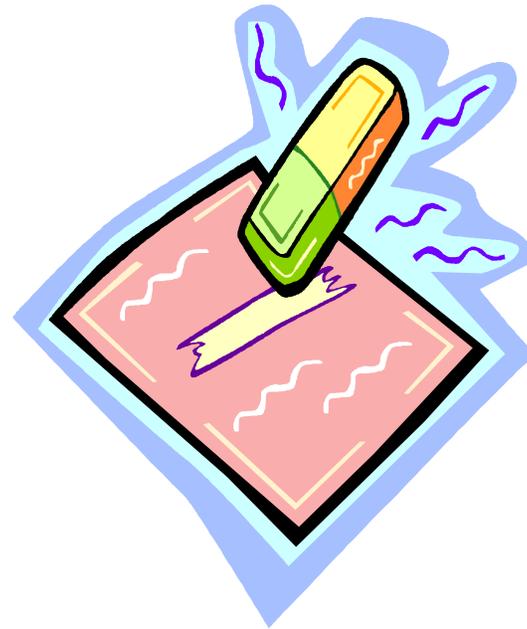
GED Classes:

- GED classes provided through a partnership with the Jersey City Board of Education
- Classes are taught by a Certified Jersey City Board of Education Teacher.
- High School Diploma is received upon completion of classes and passing of state test.
- All schedules are accommodated.
- One on One instruction available if needed.
- Software available in Computer Learning Center for individual practice sessions



Resume Design

- Resumes created using various formats
- Hands on assistance provided by experienced staff members
- Completed resumes formatted onto professional resume paper
- Resumes saved and stored for residents future use



Job Searches

- Job Searches conducted through internet
- Clients may conduct their own searches, or Case Manager has a job bank which clients may use.
- Local companies provide regular postings of openings.
- Assistance in responding to job openings via fax, E Mail, mail and telephone contact.
- Assist residents seeking promotions and higher paying positions.



Job Readiness Workshops

- Interviewing Skills
- Resume Skills
- Presentations by top Companies
- Self Improvement Activities
- Role Play exercises
- Practice completing job applications
- Through a partnership with Dress For Success, residents are fitted and suited with interview appropriate suits, and accessories.
- Through a partnership with Simon Malls at Newport Centre mall, participants receive free makeovers.
- Onsite interviews with top employers



Section 3 Opportunities

- Provide assistance completing applications for Section 3 employment: Carpenter, painter and general laborer
- Set up interviews for residents with participating contractors
- Provide referrals to outside partners for technical training
- Assist residents preparing for specific technical exams



Drug Prevention Programs

- Through a partnership with National Council of Alcohol and Drug Dependence (NCADD), Strengthening Families
- Program to work intensively with 9 families to build improved communication between parents and children
- 8 Families graduated from the first series.

“Live Here-Lease Here” and “Good Neighbor” Policies (incl. “One Strike & You’re Out”)

- **“Good Neighbors” do not commit criminal acts, especially violent behavior or involvement with illegal narcotics**, especially since these actions directly jeopardize the future viability of our public housing communities. If a member of a household or guest commit criminal acts, engage in violent behavior or are involved with illegal narcotics, the JCHA will **always pursue the incidents in court**, will seek the removal of at least the offending party and may seek the eviction of the entire household, especially if the violative behavior is chronic or perpetrated by the head of household or spouse.

Recommended Change to:

“Good Neighbors” do not commit criminal acts, especially violent behavior or involvement with illegal narcotics, especially since these actions directly jeopardize the future viability of our public housing communities. If a member of a household or guest, **or someone else under the tenant’s control, engages in violent behavior, commits criminal acts which jeopardize the health or safety of JCHA employees or representatives, or the health, safety, or right to peaceful enjoyment of the premises of other residents, or if they are involved with illegal narcotics, the JCHA will always evaluate the situation, and take appropriate action. Such action may include the removal of the offending party or eviction of the entire household. Eviction of the entire household is more likely if the violative behavior is chronic or perpetrated by the head of household or spouse.**

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BACKGROUND AND INTRODUCTION TO THE AGENCY PLAN:

In October, 1998, Congress passed the Quality Housing and Work Responsibility Act of 1998, which requires that all public housing agencies develop a Five Year and Annual Agency Plan, and in February, 1999, the United States Department of Housing and Urban Development (HUD) promulgated rules regarding the Agency Plan.

As a first step toward complying with the Agency Plan mandate, the JCHA, at the March 3rd, 1999 Board of Commissioners Meeting, presented its Strategic Goals (Five Year Plan) for Board review and consideration. In cooperation with its Resident Advisory Board, and in conjunction with the Consolidated Plan for Jersey City, the JCHA developed a Five Year Strategic and Annual Agency Plan which was formally submitted to HUD on January 15, 2000 and approved by HUD on June 9, 2000.

In accordance with HUD rules, the JCHA now reviews and revises the Agency Plan for each fiscal year. The following plan represents the official Agency Plan for the year April 1, 2004 through March 31, 2005.

Resident Consultation:

HUD's rules regarding the Agency Plan required that PHAs form a Resident Advisory Board to review the proposed policies and to give comments regarding the provisions of the Agency Plan. During the months of September through December, 2003, the JCHA has conducted a series of four meetings to review the Agency Plan with the Resident Advisory Board (RAB) which is comprised of three resident representatives from each public housing development, and representatives from its Rental Assistance Program (who meet separately since there are different issues). At the RAB meetings, the JCHA's draft policies were presented and discussed in order to receive comments and suggestions from the resident representatives.

HUD Template for the Agency Plan and Attachments:

On July 30th, 1999, HUD issued a Notice advising PHAs of the requirement to follow a specific template form for the submission of the Agency Plan. The following Agency Plan is organized according to the required format, which is primarily in the form of “multiple choice” questions.

In addition to answering the questions, the JCHA has also made numerous references to supporting documents that give more detailed information about the topics in the Plan. In most cases, the supporting documents are attached herein following each respective section. In cases where the attachment is a large document, it is in a separate binder. (Please see the table of contents for the complete list of attachment binders that are available for review at the JCHA’s Central Office).

Public Comments and Public Hearing:

The Draft Agency Plan was made available for public review at the JCHA’s Central Office and all Site Offices on October 18, 2003.

A Public Hearing regarding the Agency Plan was held during the regular JCHA Board of Commissioners Meeting on December 3, 2003. After due consideration of the comments received through December 15th and at the Public Hearing, the JCHA Board of Commissioners formally adopted the Agency Plan at the January 7th, 2004 regular Board Meeting.

Additional Copies of the Agency Plan:

Additional copies of this Agency Plan are also available at the Management Offices at the following public housing developments and Rental Assistance Program Office:

- Lafayette Gardens: 52 Ash Street
- Marion Gardens: 57 Dales Avenue
- Booker T. Washington Apts.: 200 Colden Street
- Hudson Gardens: 514 Newark Avenue
- Holland Gardens: 241 16th Street
- Montgomery Gardens: 563 Montgomery Street
- A. Harry Moore Apts.: 324 Duncan Avenue
- Curries Woods: 3 New Heckman Drive
- Berry Gardens: 92 Danforth Avenue
- Thomas J. Stewart Apts: 88-92 Erie Street
- Rental Assistance Office: 514 Newark Avenue

IMPORTANT NOTICE:

Notwithstanding the degree to which plans are specified and/or included in the JCHA Agency Plan, the Jersey City Housing Authority reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a Public Housing Agency, enumerated under Section 13 of the Housing Act of 1937, as amended most recently by the Quality Housing and Work Responsibility Act of 1998.

REQUIREMENTS FOR SIGNIFICANT AMENDMENTS TO THE PHA PLAN

Any significant amendment or substantial deviation/modification to the JCHA's Agency Plan is subject to the same requirements as the original PHA Plan (including time frames). Following are the requirements:

- The JCHA must consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13);
- The JCHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and
- The JCHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17).
- The JCHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors (or similar governing body). This meeting, at which the amendment or modification is adopted, must be open to the public.
- The JCHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23).

SUBMISSION TO HUD

The JCHA may submit a significant amendment or substantial deviation/modification to HUD up until the last day prior to the date when the next year's PHA Plan is due.

The JCHA may submit its significant amendment or substantial deviation/modification in the same way the original Agency Plan is submitted to HUD. The JCHA submits its Plan, with the changed portion included, as a new version. This plan is submitted electronically to HUD following the procedure as described in Section 5 of this Guide and on the PHA Plans web site.

Jersey City Housing Authority

Strategic Goals 2004–2007

Jersey City Housing Authority

Mission Statement

The Mission of the Jersey City Housing Authority is to provide qualified lower income families and senior citizens with the best opportunities for affordable housing within safe, working neighborhoods; and, to simultaneously promote economic self-sufficiency for families, continued independent living for senior citizens and maximum accommodation for persons with disabilities.

Strategic Goals 2004–2007

- I. **“Go HOPE VI”!** Plan, Promote, Gain Funding for, and Effectively Implement the federal HOPE VI Program.
- II. **D**ramatically Improve Existing Site Conditions
- III. **P**romote and Enforce Resident Responsibility
- IV. **P**romote and Support Resident Self-Sufficiency
- V. **I**mprove and Expand Senior Citizen Housing Opportunities, Especially for Continued Independent Living
- VI. **M**aximize Participant & Neighborhood Results of Rental Assistance Programs
- VII. **A**chieve Greater Financial Stability
- VIII. **E**nsure Civil Rights & Fair Housing Opportunities

I. “Go HOPE VI” ! — Plan, Promote, Gain Funding for, Forward, Effectively Implement and Achieve the Goals of the Federal “HOPE VI” Program.

JCHA HOPE VI Programs

Continue to advance the extraordinary HOPE VI Program at Curries Woods (new on-site, lower-density, primarily town home community), and related off-site, new developments at Lafayette Village (mixed income, rental) and Dwight Street Homes (homeownership opportunity).

Begin implementation of the exciting new 2002 HOPE VI program at Lafayette Gardens and Morris Canal/Lafayette Park neighborhoods. Build upon Jersey City’s spectacular waterfront redevelopment, end the isolation of nearby public housing residents, and create three new on- and off-site, lower density, affordable rental and homeownership developments (totaling 850 new units). Start with the new, on-site, Lafayette Senior Living Center.

In partnership with public housing residents, neighborhood stakeholders, the City of Jersey City, private sector and not-for-profit partners, characteristic of all JCHA HOPE VI Programs, develop a comprehensive HOPE VI Revitalization Plan for the severely distressed A. Harry Moore Apartments high-rise, public housing “project.” Target HUD’s funding support in the 2003 HOPE VI application cycle.

I. “Go HOPE VI” ! — Plan, Promote, Gain Funding for, Forward, Effectively Implement and Achieve the Goals of the Federal “HOPE VI” Program.

Key Elements

Eliminate public housing “projects” (usually through phased demolition), which are severely distressed—physically, socially and economically.

Transform the “projects”, and build additional, new, safe, attractive, lower-density developments, occupied by responsible residents, with a broad diversity of incomes. Ensure the new developments provide much needed affordable rental housing and homeownership opportunities and contribute to neighborhood redevelopment, investment stability, and growth.

Ensure resident relocation is a positive experience, minimizing disruption and maximizing housing choice; ensure responsible, lease abiding residents have a priority opportunity to “return” to the new on- and off-site housing.

Ensure the HOPE VI Programs provide substantial opportunity and support for family self-sufficiency initiatives and for senior citizen independent living.

Ensure broad-based partnerships with site and neighborhood residents, city, state and federal governments, not-for-profit supportive service providers and private sector developers; ensure maximum leveraging of other public and private sector investments.

I. “Go HOPE VI” ! — Plan, Promote, Gain Funding for, Forward, Effectively Implement and Achieve the Goals of the Federal “HOPE VI” Program.

Curries Woods

Dramatically transform a stereotypical “project” that was dangerous, severely distressed, densely populated and poverty-concentrated.

Build a new townhouse community that is safe, attractive, lower-density and economically diverse that blends into and contributes positively to the surrounding neighborhood.

Reduce density from 712 to 300 units, demolish six of the seven high-rise buildings, and build 209 new townhomes. Redesign one remaining high-rise building for 91 senior residents and persons with disabilities.

Dramatically improve resident safety; dramatically reduce crime incidences, especially illegal narcotics; take necessary eviction actions and efficiently enforce new tenancy rules and lease provisions.

Minimize off-site relocation to the extent possible; where necessary maximize relocation options, including “rights to return” for all lease-abiding residents.

Achieve increased employment through a wide range of self-sufficiency opportunities, including on-site computer and basic skills classes, construction jobs and trade apprenticeships and linkages to local employers.

I. “Go HOPE VI”! — Plan, Promote, Gain Funding for, and Effectively Implement the Federal HOPE VI Program.

Lafayette Village

As part of the JCHA’s HUD sponsored HOPE VI Program, build a new community of two-, three- and four-bedroom townhouses, located on Grand, Woodward and Johnston Avenues in the Downtown section of Jersey City six blocks from the Jersey City waterfront (aka the “Jersey Gold Coast”, “Wall Street West”). Part of the Jersey City Lafayette Park redevelopment area and adjacent to the recently established, broader Morris Canal Redevelopment Area.

Develop an affordable, mixed income, rental development: where residents will include lower-income, moderate-income and market-rate income families; where rents will range from 30% of household income to market rents; and where admissions preference will be given to lower-income families who have gained employment, are working and/or are taking affirmative actions towards sustainable economic self-sufficiency.

Ensure an attractive, high quality design, reflecting the best of Jersey City’s stable, working and growing neighborhoods, including features that foster community safety, resident control, accountability, and cost efficiencies. (P.S: The townhouses occupied by market, moderate and lower-income residents will be interspersed and indistinguishable.)

I. “Go HOPE VI”! — Plan, Promote, Gain Funding for, and Effectively Implement the Federal HOPE VI Program.

Dwight Street Homes

Build 140 new one- and two- family affordable homes reflecting high quality design standards and blending well into the existing, predominantly owner-occupied Dwight Street neighborhood. Do so on vacant or deteriorated, often crime-prone properties throughout the three block neighborhood.

Ensure that the new HOPE VI homes and (carefully screened) residents become an integral part of the Dwight Street neighborhood and represent a catalyst for neighborhood investment, redevelopment and economic growth.

Transition qualified initial renters into first time homeowners through extensive homeownership counseling, affordable sales prices, down-payments and interest rates.

I. “Go HOPE VI”! — Plan, Promote, Gain Funding for, and Effectively Implement the Federal HOPE VI Program.

Lafayette Gardens

Demolish the 60+ year old, severely distressed, physically obsolete, high density 490 unit public housing “project”, which, despite a majority of lease abiding, stalwart residents, reflects high concentrations of poverty and illegal narcotics crime, deleterious physical and economic isolation.

Build 850 new, lower density, safe, high quality, modern homes; creatively develop a wide array of both rental housing and home ownership opportunities, creatively integrate both affordable and market rate housing, reflecting a diversity of incomes and the best of historical neighborhood architecture and site design. Do so on the original public housing site and three new redevelopment sites within the adjacent Redevelopment Plan Areas.

Effectively implement the comprehensive HOPE VI resident relocation plan, offering extensive relocation assistance and multiple, interim housing choices, and, for lease abiding residents, offering first preference to return to new HOPE VI developments.

Effectively implement the Community Supportive Services component of the HOPE VI Plan, reflecting diverse opportunities for: a) a wide range of economic self-sufficiency initiatives focused on site residents gaining stable, reasonably

to well paid employment; b) senior citizen housing and supportive services which enhance continued independent living; and c) first time homeownership.

Ensure broad-based partnerships with site and neighborhood residents, organizations and institutions, city, state and federal governments, not-for-profit supportive service providers and private sector developers, property owners and investors; ensure maximum leveraging of other public and private sector investments in the new HOPE VI redevelopment enterprise.

I. “Go HOPE VI”! — Plan, Promote, Gain Funding for, and Effectively Implement the Federal HOPE VI Program.

A. Harry Moore Apartments

Continue the HUD approved Hope VI high-rise building demolition and site density reduction.

Provide lease-abiding residents with comprehensive relocation assistance. Include: maximum alternative housing choices both interim and permanent, State (DCA) sponsored “upward mobility counseling”, moving payments, self-sufficiency and supportive services follow up and first preferences to return to A. Harry Moore HOPE VI new housing. Pursue eviction of residents engaged in criminal activity, especially illegal narcotics.

Develop a comprehensive HOPE VI Revitalization Plan including: on-site redevelopment and new off-site development of lower density town homes, including rental and first time homeownership opportunities, mixing affordable and market rate housing and reflecting a wide diversity of incomes.

Do so with a private sector development team working in close cooperation with the site-based resident organization, site residents, neighborhood groups, the City, county and State governments, not-for-profit partners and private sector investors. Ensure that “leveraging” of federal funds is maximized.

II. Dramatically Improve Existing Site Conditions

Dramatically improve the physical conditions of existing JCHA developments. Meet new and higher conditions standards which reflect good quality, attractive, market-rate housing and working neighborhoods in Jersey City.

Ensure resident and site safety. Ensure all safety related systems are in good working order especially fire detection and prevention. Take the initiative to ensure a safe environment for residents, visitors, and staff.

Promote and enforce high standards for apartment and townhouse conditions. Emphasize: good, clean and safe housing conditions, preventive maintenance, regular and rigorous JCHA inspections and resident responsibility for good housekeeping.

Ensure that mechanical, heating, structural and fire safety systems are in good working order and, are in compliance with applicable building codes and federal housing quality inspection standards.

Dramatically improve the overall external appearance and cleanliness of all JCHA developments. Strive to reflect good quality, attractive, market rate housing and working neighborhoods in Jersey City. We can and must overcome the negative stereotype of “the projects.”

III. Promote and Enforce Resident Responsibility

Promote, support and enforce clear, fair and higher standards of resident responsibility to dramatically improve the physical and social conditions of JCHA public and affordable housing communities.

Emphasize building upon and “growing” the working partnerships between the JCHA and site resident organizations and between site resident organizations and all site residents. Emphasize cooperative and consistent efforts by everyone!

Rigorously enforce residential lease requirements which ensure that the actions of family members and guests respect the rights of other residents to live in a safe and peaceful environment. Clearly communicate, gain broad understanding of and vigorously enforce federal and State “One Strike and You’re Out” principles, policies and lease provisions.

Promote program integrity and fairness. Consistently and fairly enforce all Residential Lease provisions. Rigorously enforce rules which limit occupancy to only authorized household members, require accurate income reporting and timely rent payments. Develop rules which promote and support resident economic self-sufficiency efforts and results.

IV. Promote and Support Resident Self-Sufficiency

Increase the proportion of working families throughout public housing communities. Do so by promoting and supporting residents' efforts to gain, sustain and improve employment.

Achieve the demographic transformation planned under the HOPE VI Revitalization Programs at Curries Woods, Lafayette Village and Dwight Street Homes by creating communities with much greater diversity of incomes and with the majority of families employed and economically self-sufficient.

Successfully meet the JCHA's local hiring and resident employment goals (in accordance with Section 3 of the Housing Act), especially through JCHA-local union trade apprenticeships, as part of all physical revitalization, new construction and capital improvement work throughout the JCHA. For the residents who perform well, coordinate the effort so as to substantially exceed the typical short-term nature of construction work and maximize opportunities for employment.

Begin to replicate successful employment initiatives generated by the HOPE VI Revitalization Program, including providing qualified residents with opportunities for employment and advancement through private sector employment referrals and through JCHA employment preferences, at all JCHA public housing communities and especially at future HOPE VI revitalization sites.

V. Improve and Expand Senior Citizen Affordable Housing, Especially for Continued Independent Living

Enhance the quality of affordable housing opportunities for continued independent living and related supportive services for the growing JCHA senior citizen resident population.

Needs and Resources Assessment. Increase, improve and expand JCHA knowledge of elderly residents' housing situations and supportive service needs, and of the availability, accessibility and quality of elderly services provided through public and not-for-profit entities in the community.

Supportive Services and Linkages. Increase, improve and expand access to "assisted living" and "congregate care" service providers who offer housekeeping, nutrition and medical services at senior housing sites. Strengthen linkages to supportive services available in the community for elderly residents at all public housing communities.

Revitalize Existing and Build New Elderly Developments. Pursue comprehensive physical upgrading of existing elderly housing, including gaining federal designation as "elderly only" developments. Build new development(s) with private sector partners, especially related to HOPE VI Programs; include assisted living services and mixed-finance funding.

Enhance Resident-to-Resident and Family Communications. Create, promote and support many diverse opportunities for our seniors to interact with each other, their own families and non-elderly neighbors interested in providing

assistance, informal learning exchanges and simple companionship. Do so through informal social settings, formal programs, and special events.

VI. Maximize Participant and Neighborhood Results of Rental Assistance Programs

Ensure that the JCHA's Housing Choice Voucher Program works well and achieves very positive, innovative results for lower income family, persons with disabilities and senior citizen program participants, private sector owners and local neighborhoods.

Achieve Program Mandates

Substantially broaden and improve the housing and neighborhood opportunities for lower income families and senior citizens. Do so through effectively providing maximum rental assistance and related supportive services through the JCHA's Housing Choice Voucher Program sponsored by the U.S. Department of Housing and Urban Development.

Good Neighborhood Initiative

Ensure that Housing Choice Voucher Program participants are responsible tenants, and as such, positively contribute to their existing or new neighborhood stability. Ensure effective applicant screening. When necessary, apply "One Strike and You're Out" anti-crime, anti-illegal narcotics Program provisions. Vigorously pursue the JCHA's (award winning*) participation with the City of Jersey City's Landlord—Tenant Task Force on Troubled Buildings.

Mainstream Program for Persons with Disabilities

Expand housing assistance opportunities and counseling for persons with disabilities to increase successful leasing of appropriate privately-owned

housing by persons with disabilities, especially for persons requiring wheelchair accessible apartments.

Self-Sufficiency Initiative Preferences

Ensure that Program preferences and related support are given to families who are working toward self-sufficiency through employment, training and/or education initiatives and to seniors and persons with disabilities.

Program Integrity

Ensure that internal controls for program integrity minimize the opportunity for fraud and abuse. Do so to ensure that only eligible and responsible applicants, participants and owners receive the benefits of the Housing Choice Voucher Program.

** 2002 National Association of Housing and Redevelopment Officials (NAHRO) "Best Practices" Awards, Administrative Innovation Category.*

VII. Achieve Greater Fiscal Stability

Control expenses, maximize revenues and grants, ensure fiscal system integrity, prevent tenant fraud and ensure goal-oriented asset management.

Maximize Capital Grants and Loans. Ensure that all potential sources of Capital grants, e.g., HUD Capital Fund, HOPE VI Program, new (QHWR Act) private sector borrowing, County Affordable Trust Fund loans, State (NMFA) Tax Credits, State (DCA) affordable housing grants, Federal Home Loan Bank grants, private sector investments, other non-HUD federal sources, are fully explored and maximized.

Timely Obligation and Expenditure of funds. Ensure that available operating and capital financial resources are obligated, under contract and expended in a timely fashion in accordance with federal and State rules and regulations and with JCHA Strategic Goal and Agency Plan schedules.

Asset Management Resource Allocation. Ensure JCHA resources (financial and human) are allocated toward people, places, and programs through which the JCHA Mission and Strategic Goals will be achieved, especially through the HOPE VI Program and Capital Fund investments.

Control Public Housing Operating Expenses. Limit the rate of non-utility operating expenses increases to the annual HUD inflation factor. Ensure that overall energy consumption is proportional to overall units under management, accounting for building demolitions and new construction. Ensure that heating related energy consumption (oil and natural gas) is reduced 2%/year (adjusted for degree days). Ensure that electricity expenses caused by tenant-provided appliances (e.g. A/C's), are offset, by charging and enforcing reasonable user fees.

Maximize Operating Revenues. Ensure that all potential sources of operating revenues, e.g. resident rents, interest income, third party rentals, federal operating subsidies operating subsidies, Housing Choice Voucher Program administrative fees, third party rentals are maximized.

Ensure Program Fiscal Integrity. Take affirmative actions to ensure effective internal controls over all JCHA Programs; regularly double-check through internal and independent third party audits. Affirmatively minimize any opportunity for and if applicable pursue any incidence of tenant fraud, especially regarding income reporting and household members on the lease (“Live Here, Lease Here”). Reduce the number of residents who are chronically late in paying rent.

VIII. Ensure Civil Rights & Fair Housing Opportunities

The JCHA shall carry out all strategic goals and objectives in conformance with all applicable civil rights requirements; affirmatively ensure equal opportunity to all JCHA housing and related programs; and affirmatively further fair housing to encourage diversity and promote broad and fair housing choices and opportunities.

Civil Rights Certification. The JCHA duly certifies that we have planned and shall implement all strategic goals and objectives in conformance with all applicable civil rights, non-discrimination and fair housing executive orders, statutes, rules and regulations of federal and New Jersey State governments and with local government ordinances.

Equal Opportunity and Fair Housing Certification. The JCHA further certifies that we have planned and shall implement all strategic goals and objectives, in a

fashion which: promotes fair and broad housing choices and opportunities; encourages all forms of diversity; pursues program outreach to special needs groups (e.g., persons with disabilities, the elderly, and underrepresented groups or persons). Ensure physical accessibility, modifications, adaptability and visitability to the greatest extent possible; contributes to the de-concentration of poverty and communicates to the community the benefits of affirmatively furthering fair housing and all forms of diversity. Related actions include site selection, design, construction, rehabilitation, marketing, unit assignment, management and resident self-sufficiency initiatives throughout all JCHA programs.

Supportive Goals

JCHA Primary Goals must be supported by key internal organizational directions and actions. These Goals are not intended to be all-inclusive, but rather to focus JCHA actions on those organizational areas which require particular attention.

IX. Augment Staff Training and Development. Enhance the current skill level, abilities and job performance of JCHA employees. Do so by increasing and improving staff training opportunities, expanding the use of existing staff to provide peer training, and implementing longer-term approaches to increase staff flexibility and productivity.

X. Enhance Management Information Systems. Substantially upgrade and expand the JCHA's Management Information Systems so as to more effectively and efficiently gather, access, share, analyze, and use available data in order to better achieve JCHA Strategic Goals

XI. Broaden and Foster Agency Communications. Increase and improve communications throughout the JCHA at all organizational levels and with site residents. Do so by promoting "team building" approaches to setting expectations, resources allocation, problem solving and performance evaluation.

Annual Statement/Performance and Evaluation Report

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

HA Name Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2000
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number 4 ____
 Performance and Evaluation Report for Program Year Ending: 9/30/2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements (Soft Costs)	\$1,254,951	\$1,486,849	\$1,486,849	\$1,490,249
	Management Improvements (Hard Costs)				
4	1410 Administration	\$837,000	\$960,949	\$960,949	\$960,949
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$302,000	\$520,225	\$520,225	\$501,566
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,175,000	\$1,109,081	\$1,109,081	\$1,102,711
10	1460 Dwelling Structures	\$3,960,000	\$3,444,138	\$3,444,138	\$3,451,537
11	1465.1 Dwelling Equipment-Nonexpendable	\$110,000	\$139,858	\$139,858	\$139,858
12	1470 Nondwelling Structures	\$430,000	\$242,909	\$242,909	\$242,909
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$300,000	\$402,345	\$402,345	\$402,345
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0	\$62,597	\$62,597	\$62,597
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-20)	\$8,368,951	\$8,368,951	\$8,368,951	\$8,354,721
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

HA Name			Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
Management Improvements	1) PHA Plan/Strategic Goals A. Staff	1408		\$69,000	\$86,714	\$86,714	\$86,714	100% Complete	
	2) Achieve Greater Financial Stability and Enhance Management Information Systems A. Asset Management Staff B. MIS Staff C. Network (hardware/software)			\$325,000	\$387,213	\$387,213	\$387,213	100% Complete	
	3) Promote & Enforce Resident Resp. & Promote & Support Resident Self-Sufficiency A. Resident Responsibility: 1. TAB Staff 2. Special Programs 3. RC/RMC Clerk 4. Senior Services 5. Equipment/Training B. Site Based Waiting List 1. Staff 2. Credit Check C. Lafayette HOPE VI Predevelopment 1. Technical Assistance			\$347,000	\$466,835	\$466,835	\$466,835	100% Complete	
				\$108,000	\$0	\$0	\$0	Funds Transferred	
				\$212,951	\$302,604	\$302,604	\$302,604	100% Complete	
	4) Improve Existing Site Conditions A. PHAS/PHMAP Staff B. Strike Legal			\$163,000	\$99,295	\$99,295	\$99,295	100% Complete	
	5) Augment Staff Training & Development A. Training: Goals B. Training: General			\$30,000	\$144,188	\$144,188	\$147,588	100% Complete	
	Total:			\$1,254,951	\$1,486,849	\$1,486,849	\$1,490,249		
	HA-Wide Admin	JCHA Staff Salaries & Benefits	1410		\$737,000	\$914,170	\$914,170	\$914,170	100% Complete
		JCHA Inspection Costs	1430.7		\$0	\$356,887	\$356,887	\$356,887	100% Complete
	Legal Contract	1410.4		\$100,000	\$46,779	\$46,779	\$46,779	100% Complete	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-01 Lafayette Gardens	Site: Site Improvements	1450		\$100,000	\$7,459	\$7,459	\$7,459	100% Complete
	Mechanical and Electrical:	1460						
	Electric: Exterior Security Lighting (F)			\$60,000	\$15,972	\$15,972	\$15,972	100% Complete
	Fire Alarm System Upgrade (F)			\$25,000	\$30,493	\$30,493	\$32,292	100% Complete
				\$85,000	\$46,465	\$46,465	\$48,264	
	Building Exterior:	1460						
	Roof Repair/Tuckpointing (F)			\$20,000	\$6,123	\$6,123	\$6,755	100% Complete
	Facility Masonry Repair (F)			\$25,000	\$18,296	\$18,296	\$18,296	100% Complete
	Building Structural Repair/Foundations			\$150,000	\$142,334	\$142,334	\$143,274	100% Complete
				\$195,000	\$166,753	\$166,753	\$168,325	
	Dwelling Units:	1460						
	Vacancy/Apartment Refurbishment (F)			\$70,000	\$69,413	\$69,413	\$69,413	100 % Complete
	Lead-Based Paint Testing/Abatement			\$100,000	\$100,000	\$100,000	\$100,000	100 % Complete
				\$170,000	\$169,413	\$169,413	\$169,413	
Interior Common Areas:	1460							
Facility Doors: Interior & Exterior (F)			\$30,000	\$38,733	\$38,733	\$38,733	100% Complete	
Lobby Repair/Upgrade			\$100,000	\$0	\$0	\$0	Funds Transferred	
			\$130,000	\$38,733	\$38,733	\$38,733		
Site-Wide Facilities:	1470							
Management Office Refurbishment			\$35,000	\$0	\$0	\$0		
Demolition Costs (Bldgs 9 & 10)	1485			\$0	\$189,733	\$189,733	\$189,733	100% Complete
Relocation Costs	1495			\$0	\$62,597	\$62,597	\$62,597	100% Complete
	Total, N.J. 9-01:			\$715,000	\$681,153	\$681,153	\$684,524	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-2 Marion Gardens	Fees and Costs: 504 Accessibility Compliance Study	1430		\$20,000	\$0	\$0	\$0	Funds transferred
	Site: Site Improvements	1450		\$150,000	\$140,000	\$140,000	\$139,945	
	Mechanical and Electrical: Electric: Exterior Security Lighting (F)	1460		\$30,000	\$16,585	\$16,585	\$16,585	100% Complete
	Fire Alarm System Upgrade (F)			\$20,000	\$17,917	\$17,917	\$17,917	100% Complete
	Building Exterior: Roof Repair/Tuckpointing (F)	1460		\$50,000	\$34,502	\$34,502	\$34,502	
	Dwelling Units: Vacancy/Apartment Refurbishment (F)	1460		\$20,000	\$8,496	\$8,496	\$8,496	100% Complete
	Interior Common Areas: Stairwell Tiling	1460		\$50,000	\$58,386	\$58,386	\$58,386	
	Lobby Repair/Upgrade (canopies)			\$50,000	\$15,943	\$15,943	\$15,943	100% Complete
	Apt. Window Replacement			\$150,000	\$94,965	\$94,965	\$94,965	100% Complete
	Hallway Windows			\$0	\$49,420	\$49,420	\$49,420	100% Complete
	Stair Repair/Replacement			\$0	\$38,005	\$38,005	\$38,005	100% Complete
				\$270,000	\$0	\$0	\$0	Funds Transferred
	Dwelling Equipment: Ranges & Refrigerators	1465.1		\$470,000	\$198,333	\$198,333	\$198,333	
				\$20,000	\$25,739	\$25,739	\$25,739	100% Complete
Total, N.J. 9-02:				\$780,000	\$465,456	\$465,456	\$465,401	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-03 Booker T. Washington Apts.	Fees and Costs:	1430						
	Boiler/Equipment Make-Up Tank Refurb			\$15,000	\$15,004	\$15,004	\$15,004	100% Complete
	Site:	1450						
	Site Improvements			\$200,000	\$214,945	\$214,945	\$211,950	100% Complete
	Mechanical and Electrical:	1460						
	Electric: Exterior Security Lighting (F)			\$60,000	\$82,679	\$82,679	\$82,679	100% Complete
	Fire Alarm System Upgrade (F)			\$10,000	\$14,264	\$14,264	\$14,264	100% Complete
	Domestic Hot Water Tank Replacement			\$100,000	\$85,984	\$85,984	\$85,984	100% Complete
				\$170,000	\$182,927	\$182,927	\$182,927	
	Building Exterior:	1460						
	Roof Repair/Tuckpointing (F)			\$20,000	\$9,998	\$9,998	\$9,998	100% Complete
	Building Entrance Canopy/Front Door			\$150,000	\$133,760	\$133,760	\$134,360	100% Complete
				\$170,000	\$143,758	\$143,758	\$144,358	
Dwelling Units:	1460							
Vacancy/Apartment Refurbishment (F)			\$50,000	\$37,726	\$37,726	\$37,726	100% Complete	
Interior Common Areas:	1460							
Painting Halls/Stairs (F)			\$30,000	\$363	\$363	\$363	100% Complete	
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$20,000	\$15,894	\$15,894	\$15,894	100% Complete	
Site-Wide Facilities:	1470							
Management Office Refurbishment			\$25,000	\$44,192	\$44,192	\$44,192	100% Complete	
	Total, N.J. 9-03:			\$680,000	\$654,809	\$654,809	\$652,414	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-04 Hudson Gardens	Site: Site Improvements	1450		\$150,000	\$183,016	\$183,016	\$183,016	100% Complete
	Mechanical and Electrical:	1460						
	Electric: Exterior Security Lighting (F)			\$10,000	\$3,128	\$3,128	\$3,128	100% Complete
	Fire Alarm System Upgrade (F)			\$5,000	\$10,175	\$10,175	\$10,175	100% Complete
	Building Exterior:	1460		\$15,000	\$13,303	\$13,303	\$13,303	
	Roof Repair/Tuckpointing (F)			\$20,000	\$3,183	\$3,183	\$3,183	100% Complete
	Masonry Repair (F)			\$10,000	\$7,534	\$7,534	\$7,534	100% Complete
	Basement Window Grates			\$15,000	\$0	\$0	\$0	Funds Transferred
	Dwelling Units:	1460		\$45,000	\$10,717	\$10,717	\$10,717	
	Vacancy/Apartment Refurbishment (F)			\$20,000	\$38,337	\$38,337	\$39,189	100% Complete
	Apt. Window Replacement			\$0	\$15,000	\$15,000	\$15,000	100% Complete
	Interior Common Areas:	1460						
	Stairwell Painting (F)			\$20,000	\$871	\$871	\$871	100% Complete
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$10,000	\$20,880	\$20,880	\$20,880	100% Complete	
Site-Wide Facilities:	1470							
After School Facilities & Management Office, Refurbishment & Equipment			\$100,000	\$107,739	\$107,739	\$107,739	100% Complete	
Total, N.J. 9-04:				\$360,000	\$374,863	\$374,863	\$375,715	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-05 Holland Gardens	Fees and Costs:	1430						
	Building Structural Repair Engineering Analysis			\$15,000	\$0	\$0	\$0	Funds transferred
	Boiler/Equipment, Make-up Tank			0	\$15,004	\$15,004	\$15,004	100% Complete
	Site:	1450						
	Site Improvements			\$270,000	\$255,006	\$255,006	\$255,006	100% Complete
	Mechanical and Electrical:	1460						
	Electric: Exterior Security Lighting (F)			\$10,000	\$10,419	\$10,419	10,419	100% Complete
	Fire Alarm System Upgrade (F)			\$5,000	\$11,187	\$11,187	11,187	100% Complete
	Building Exterior:	1460						
	Roof Repair/Tuckpointing (F)			\$15,000	\$21,606	\$21,606	\$21,606	
Dwelling Units:	1460							
Vacancy/Apartment Refurbishment (F)			\$20,000	\$1,275	\$1,275	1,275	100% Complete	
Interior Common Areas:	1460							
Painting Halls/Stairs (F)			\$30,000	\$96,219	\$96,219	96,219	100% Complete	
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$20,000	\$2,990	\$2,990	2,990	100% Complete	
Site-Wide Facilities:	1470							
Management Office Refurbishment			\$30,000	\$40,164	\$40,164	40,164	100% Complete	
	Total, N.J. 9-05:			\$410,000	\$448,693	\$448,693	\$448,693	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-06 Montgomery Gardens	Fees and Costs:	1430						
	Boiler/Equipment Refurb Engineering Analysis			\$90,000	\$54,200	\$54,200	35,069	
	Site:	1450						
	Site Improvements			\$100,000	\$100,000	\$100,000	94,680	
	Mechanical and Electrical:	1460						
	Interior Steam & Return Line (F)			\$30,000	\$56,358	\$56,358	56,358	100% Complete
	Elevator Shaft & Control Room Wiring (F)			\$75,000	\$96,417	\$96,417	96,417	100% Complete
	Compactor System Refurb (F)			\$30,000	\$20,000	\$20,000	20,000	100% Complete
	Electric: Exterior Security Lighting (F)			\$10,000	\$3,693	\$3,693	3,693	100% Complete
	Fire Alarm System Upgrade (F)			\$20,000	\$20,510	\$20,510	20,510	100% Complete
				\$165,000	\$196,978	\$196,978	\$196,978	
	Building Exterior:	1460						
	Roof Repair/Tuckpointing (F)			\$20,000	\$12,203	\$12,203	12,203	100% Complete
	Masonry Repair (F)			\$25,000	\$36,874	\$36,874	36,874	100% Complete
	Building Structural Repair/Foundations			\$110,000	\$78,366	\$78,366	78,366	100% Complete
				\$155,000	\$127,443	\$127,443	\$127,443	
	Dwelling Units:	1460						
Kitchen Mod			\$0	\$2,782	\$2,782	74,962	100% Complete	
Vacancy/Apartment Refurbishment (F)			\$100,000	\$37,959	\$37,959	37,959	100% Complete	
Bathtubs & Shower Surrounds Replacement			\$95,000	\$95,000	\$95,000	15,763		
			\$195,000	\$135,741	\$135,741	\$128,684		
Interior Common Areas:	1460							
Facility Doors: Interior & Exterior (F)			\$20,000	\$95,066	\$95,066	95,066	100% Complete	
Painting Halls/Stairs (F)			\$50,000	\$6,268	\$6,268	6,875	100% Complete	
			\$70,000	\$101,334	\$101,334	\$101,941		
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$25,000	\$29,629	\$29,629	29,629	100% Complete	
Site-Wide Facilities:	1470							
	Total, N.J. 9-06			\$ 800,000	\$ 745,325	\$ 745,325	\$ 714,424	

HA Name			Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
N.J. 9-07 Booker T. Washington Annex	Site: Site Improvements	1450		\$20,000	\$23,970	\$23,970	23,970	100% Complete	
	Mechanical and Electrical:	1460							
	Fire Alarm System Upgrade (F)			\$10,000	\$10,928	\$10,928	10,928	100% Complete	
	Boiler Breeching			\$0	\$21,500	\$21,500	21,500	100% Complete	
	Underground Utility: Steam/Electrical, Bldgs. 1-8			\$325,000	\$1,330	\$1,330	1,330	100% Complete	
	Underground Utility: Electric, Bldgs. 8&9			\$80,000	\$68,381	\$68,381	68,381	100% Complete	
	Underground Interior Utility: Sewers, Bldg. 9			\$125,000	\$161,136	\$161,136	161,136	100% Complete	
				\$540,000	\$263,275	\$263,275	\$263,275		
	Building Exterior:	1460							
	Roof Repair/Tuckpointing (F)				\$10,000	\$0	\$0	-	Funds Transferred
	Dwelling Units:	1460							
	Vacancy/Apartment Refurbishment (F)				\$20,000	\$9,434	\$9,434	16,651	100% Complete
	Interior Common Areas:	1460							
Dwelling Equipment:	1465.1								
Ranges & Refrigerators				\$5,000	\$3,900	\$3,900	3,900	100% Complete	
Site-Wide Facilities:	1470								
	Total, N.J. 9-07:			\$595,000	\$300,579	\$300,579	\$307,796		

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-09 A. Harry Moore Apts.	Mechanical and Electrical:	1460						
	Elevator Shaft & Control Room Wiring (F)			\$15,000	\$107,391	\$107,391	107,391	100% Complete
	Interior Steam & Return Line (F)			\$30,000	\$82,793	\$82,793	82,793	100% Complete
	Electric: Exterior Security Lighting (F)			\$10,000	\$38,430	\$38,430	38,430	100% Complete
	Electric: Main Service & Gas Separation Upgrade		\$200,000	\$179,674	\$179,674	179,674	100% Complete	
				\$255,000	\$408,288	\$408,288	\$408,288	
	Building Exterior:	1460						
Roof Repair/Tuckpointing (F)			\$25,000	\$25,691	\$25,691	25,691	100% Complete	
Dwelling Units:	1485							
Demolition, Bldg. #5 & Associated Relocation and Refurbishment Costs			\$300,000	\$212,612	\$212,612	212,612	100% Complete	
	Total, N.J. 9-09:			\$580,000	\$646,591	\$646,591	\$646,591	

HA Name			Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
N.J. 9-10 Curries Woods	Site:	1450							
	Mechanical and Electrical:	1460							
	Building Exterior:	1460							
	Dwelling Units:	1460							
	Dwelling Equipment:	1465.1							
	Interior Common Areas: Security System	1460							
	Site-Wide Facilities: Community Space Ceiling	1470			\$25,000	\$23,731	\$23,731	\$23,731	100% Complete
	Restoration of Maintenance Facility-Old Bergen Rd				\$175,000	\$0	\$0	\$0	Funds transferred
Total, N.J. 9-10:				\$200,000	\$23,731	\$23,731	\$23,731		

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-11	Fees and Costs:	1430						
Berry Gardens	Apartment Window Study			\$90,000	\$53,070	\$53,070	54,454	
I & II	Elevator Cab Replacement			\$40,000	\$0	\$0	-	
	Management & Maintenance Shop Refurb			\$2,000	\$0	\$0	-	
	Site:							
	Site Improvements			\$100,000	\$99,832	\$99,832	101,532	
	Mechanical and Electrical:	1460						
	Elevator Shaft & Control Room Wiring (F)			\$15,000	\$27,099	\$27,099	27,099	100% Complete
	Electric: Exterior Security Lighting (F)			\$15,000	\$11,551	\$11,551	11,551	100% Complete
	Elevator Cab Replacement			\$100,000	\$140,305	\$140,305	140,305	100% Complete
	Asbestos			\$0	\$53,091	\$53,091	53,091	100% Complete
				\$130,000	\$232,046	\$232,046	\$232,046	
	Building Exterior:	1460						
	Roof Repair/Tuckpointing (F)			\$10,000	\$14,579	\$14,579	14,579	100% Complete
	Facility Masonry Repair (F)			\$20,000	\$19,621	\$19,621	19,624	100% Complete
				\$30,000	\$34,200	\$34,200	\$34,203	
	Dwelling Units:	1460						
	Vacancy/Apartment Refurbishment (F)			\$50,000	\$87,466	\$87,466	87,476	100% Complete
	Interior Common Areas:	1460						
	Facility Doors: Interior & Exterior (F)			\$20,000	\$515	\$515	515	100% Complete
	Painting Halls/Stairs (F)			\$25,000	\$3,150	\$3,150	4,946	100% Complete
	Security Doors (Intercom, Buzzer System, Cameras)			\$180,000	\$264,000	\$264,000	264,000	100% Complete
				\$225,000	\$267,665	\$267,665	\$269,461	
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$10,000	\$17,428	\$17,428	17,428	100% Complete
	Site-Wide Facilities:	1470						
	Community Hall Refurb/Construction			\$20,000	\$26,438	\$26,438	26,438	100% Complete
	Management & Maintenance Shop Refurb			\$20,000	\$645	\$645	645	100% Complete
	Total, N.J. 9-11:			\$717,000	\$818,790	\$818,790	\$823,683	

HA Name			Grant Type and Number:					Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:					2000
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-14 Thomas J. Stewart Apts.	Fees and Costs:	1430						100% Complete
	Apartment Windows (inclgd. FE)			\$10,000	\$10,000	\$10,000	9,088	
	Building Structural Repair Study			\$20,000	\$16,060	\$16,060	16,060	
	Site:	1450						
	Mechanical and Electrical:	1460						
	Building Exterior:	1460						
	Dwelling Units:	1460						
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$5,000	\$2,174	\$2,174	2,174	
	Interior Common Areas:	1460						
Lobby Entrance Tiling			\$25,000	\$45,886	\$45,886	45,886		
Site-Wide Facilities:	1470							
	Total, N.J. 9-14:			\$60,000	\$74,120	\$74,120	\$73,208	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-15/18 Berry Gardens III & IV	Site: Site Improvements	1450		\$75,000	\$76,753	\$76,753	77,053	100% Complete
	Mechanical and Electrical: Electric: Exterior Security Lighting (F)	1460		\$10,000	\$0	\$0	-	Funds transferred
	Building Exterior: Roof Repair/Tuckpointing (F)	1460		\$10,000	\$0	\$0		Funds transferred
	Facility Masonry Repair (F)			\$15,000	\$2,946	\$2,946	2,946	100% Complete
	Stucco/Repair-Replacement (72 Danforth)			\$120,000	\$101,000	\$101,000	\$101,000	100% Complete
				\$145,000	\$103,946	\$103,946	\$103,946	
	Dwelling Units: Vacancy/Apartment Refurbishing (F)	1460		\$20,000	\$3,345	\$3,345	3,345	100% Complete
	Apartment Tiling			\$10,000	\$26,182	\$26,182	26,182	100% Complete
				\$30,000	\$29,527	\$29,527	\$29,527	
	Dwelling Equipment: Ranges & Refrigerators	1465.1		\$5,000	\$7,785	\$7,785	7,785	100% Complete
Interior Common Areas: Security Doors (Intercom, Buzzer System, Cameras)	1460		\$75,000	\$88,500	\$88,500	88,500	100% Complete	
Site-Wide Facilities:	1470							
Total, N.J. 9-15/18:				\$340,000	\$306,511	\$306,511	\$306,811	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39-P009-501-00 Replacement Housing Factor Grant No.:				2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-20 Dwight Street Homes	Site: Site Improvements	1450		\$10,000	\$8,100	\$8,100	8,100	100% Complete
	Mechanical and Electrical: Electric Service Repair	1460		\$10,000	\$0	\$0	-	Funds transferred
	Domestic Hot Water Heater			\$10,000	\$77	\$77	77	100% Complete
	Building Exterior: Roofs: Repair/Siding	1460		\$20,000	\$77	\$77	\$77	
				\$10,000	\$468	\$468	468	100% Complete
	Dwelling Units:	1460						
	Dwelling Equipment:	1465.1						
Interior Common Areas:	1460							
Site-Wide Facilities:	1470							
Total, N.J. 9-20:				\$40,000	\$8,645	\$8,645	\$8,645	

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

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

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

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

Annual Statement/Performance and Evaluation Report

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

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2001
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number: 4
 Performance and Evaluation Report for Program Year Ending_9/30/04_____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements (Soft Costs)	\$1,283,270	\$1,241,795	\$1,241,795	\$1,241,795
	Management Improvements (Hard Costs)				
4	1410 Administration	\$856,000	\$839,699	\$839,699	\$839,699
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$50,000	\$390,894	\$390,894	\$390,894
8	1440 Site Acquisition				
9	1450 Site Improvements	\$390,000	\$447,522	\$447,522	\$411,405
10	1460 Dwelling Structures	\$4,984,000	\$4,798,779	\$4,798,779	\$4,365,281
11	1465.1 Dwelling Equipment-Nonexpendable	\$85,000	\$94,686	\$94,686	\$94,686
12	1470 Nondwelling Structures	\$10,000	\$196,497	\$196,497	\$196,497
13	1475 Nondwelling Equipment	\$0	\$38,398	\$38,398	\$38,398
14	1485 Demolition	\$400,000	\$510,000	\$510,000	\$507,554
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$500,000	\$0	\$0	\$0
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-20)	\$8,558,270	\$8,558,270	\$8,558,270	\$8,086,209
21	Amount of line 20 Related to LBP Activities	\$250,000	\$109,051	\$109,051	\$109,051
22	Amount of line 20 Related to Section 504 Compliance	\$50,000	\$0	\$0	\$210
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	\$400,000	\$329,985	\$329,985	\$236,926
25	Amount of line 20 Related to Energy Conservation Measures	\$3,081,000	\$2,456,763	\$2,456,763	\$2,472,389
26	Collateralization Expenses or Debt Service				

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

HA Name			Grant Type and Number				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:				2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
JCHA-Wide Management Improvements	1) PHA Plan/Strategic Goals A. Staff	1408		\$58,000	\$64,388	\$64,388	\$ 64,388	100% Complete
	2) Achieve Greater Financial Stability & Enhance Mgmt. Information Systems (Asset Management, MIS Staff, & Network Hardware/Software)			\$382,270	\$309,407	\$309,407	\$ 309,407	100% Complete
	3) Promote & Enforce Resident Responsibility & Promote & Support Resident Self-Sufficiency -Resident Responsibility: (TAB Staff/Activities, RC/RMC Clerk, Senior Services, RC/RMC/TAB Equipment/Training)			\$298,000	\$241,082	\$241,082	\$ 241,082	100% Complete
	-Site-Based Waiting List: Applicant Selection Staff and 3rd party Credit Checks			\$103,000	\$0	\$0	\$ -	Funds Transferred
	-Pre-Hope VI: Lafayette/AHM Staff			\$188,000	\$195,399	\$195,399	\$ 195,399	100% Complete
	4) Improve Existing Site Conditions (PHAS/PHMAP Staff, PHAS Training, One-Strike Legal Contracts)			\$181,000	\$182,733	\$182,733	\$ 182,733	100% Complete
	5) Augment Staff Training & Development (HR Staff, Strategic Goals Training, General Staff Training)			\$73,000	\$121,886	\$121,886	\$ 121,886	100% Complete
6)ASP Furniture:Hudson Gardens		\$0	\$19,224	\$19,224	\$ 19,224	100% Complete		
	Sub-Total 1408:			\$1,283,270	\$1,134,119	\$1,134,119	\$ 1,134,119	
HA-Wide Admin	Funding for JCHA Staff for Planning, Coordination, Supervision, Monitoring, Inspection, Legal and Accounting	1410		\$756,000	\$786,024	\$786,024	\$ 786,024	100% Complete
		1410.4		\$100,000	\$53,675	\$53,675	\$ 53,675	100% Complete
		1430.7		\$0	\$390,894	\$390,894	\$ 390,894	100% Complete
	Equipment: CMC Scanner/Printer	1475		\$0	\$38,398	\$38,398	\$ 38,398	100% Complete

HA Name Housing Authority of the City of Jersey City			Grant Type and Number Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Bldg # 7 Office Refurb/Rehab	1470		\$0	\$14,665	\$14,665	\$ 14,665	100% Complete

HA Name		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:				2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-01 Lafayette Gardens	Site Improvements:	1450						
	Mechanical and Electrical:	1460						
	Electric: Exterior Security Lighting (F)			\$80,000	\$56,078	\$56,078	\$ 56,078	100% Complete
	Fire Alarm System Upgrade (F)			\$25,000	\$29,527	\$29,527	\$ 29,527	100% Complete
				\$105,000	\$85,605	\$85,605	\$ 85,605	
	Building Exterior:	1460						
	Roof Repair/Tuckpointing (F)			\$20,000	\$5,000	\$5,000	\$ 2,436	As Needed
	Facility Masonry Repair (F)			\$25,000	\$23,780	\$23,780	\$ 23,780	100% Complete
				\$45,000	\$28,780	\$28,780	\$ 26,216	
	Dwelling Units:	1460						
LBP Testing/Abatement/Vacancy Refurb			\$150,000	\$6,328	\$6,328	\$ 6,328	100% Complete	
Apt/Vacancy Refurb			\$0	\$20,000	\$20,000	\$ 12,466	Ongoing	
Facility Doors: Interior and Exterior (F)			\$30,000	\$42,132	\$42,132	\$ 42,132	100% Complete	
			\$180,000	\$68,460	\$68,460	\$ 60,926		
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$20,000	\$32,360	\$32,360	\$ 32,360	100% Complete	
Non-Dwelling Structures:	1470							
Community Hall Refurb/Construction			\$10,000	\$0	\$0	\$ -	Funds transferred	
Demolition/Relocation Costs	1485							
Relocation/Interim Rehab			\$500,000	\$510,000	\$510,000	\$ 507,554	Bldgs 9 & 10 Complete; Bal. is for Bldgs 1-4	
	Total, N.J. 9-01:			\$860,000	\$725,205	\$725,205	\$ 712,661	

HA Name			Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-2 Marion Gardens	Site Improvements: Sewer Line Replacement, Bldgs. 11&4	1450		\$150,000	\$150,000	\$150,000	\$ 150,000	100% Complete
	Mechanical and Electrical: Electric: Exterior Security Lighting (F)	1460		\$30,000	\$20,000	\$20,000	\$ 3,221	Ongoing
	Fire Alarm System Upgrade (F)			\$20,000	\$19,103	\$19,103	\$ 19,103	100% Complete
	Building Exterior: Roof Repair/Tuckpointing (F)	1460		\$50,000	\$39,103	\$39,103	\$ 22,324	
				\$20,000	\$5,000	\$5,000	\$ 4,510	As Needed
	Dwelling Units: Vacancy/Apartment Refurbishment (F)	1460		\$80,000	\$113,247	\$113,247	\$ 113,247	100% Complete
	Apartment Windows (incl. FE), Bldg. 15			\$225,000	\$225,000	\$225,000	\$ 190,032	
				\$305,000	\$338,247	\$338,247	\$ 303,279	
Interior Common Areas: Hallway Windows	1460		\$120,000	\$120,000	\$120,000	\$ 60,220		
Dwelling Equipment: Ranges & Refrigerators	1465.1		\$20,000	\$19,440	\$19,440	\$ 19,440	100% Complete	
Non-Dwelling Structures:	1470							
Total, N.J. 9-02:				\$665,000	\$671,790	\$671,790	\$ 559,773	

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-03 Booker T. Washington Apts.	Site Improvements: Site Improvements	1450		\$100,000	\$106,252	\$106,252	\$ 106,252	100% Complete
	Mechanical and Electrical:	1460						
	Electric: Exterior Security Lighting (F)			\$50,000	\$60,000	\$60,000	\$ 22,408	Ongoing
	Fire Alarm System Upgrade (F)			\$20,000	\$20,000	\$20,000	\$ 11,488	Ongoing
	Boiler/Equipment Make-Up Tank Refurb.			\$96,000	\$0	\$0	\$ -	Funds transferred
				\$166,000	\$80,000	\$80,000	\$ 33,896	
	Building Exterior:	1460						
	Roof Repair/Tuckpointing (F)			\$10,000	\$10,000	\$10,000	\$ 4,154	As Needed
	Dwelling Units:	1460						
	Vacancy/Apartment Refurbishment (F)			\$20,000	\$50,000	\$50,000	\$ 47,617	Ongoing
Pipe Insulation			\$50,000	\$28,235	\$28,235	\$ 11,442		
Lead-Based Paint Testing/Abatement			\$100,000	\$102,723	\$102,723	\$ 102,723	100% Complete	
			\$170,000	\$180,958	\$180,958	\$ 161,782		
Interior Common Areas:	1460							
Painting Halls/Stairs (F)			\$20,000	\$20,000	\$20,000	\$ -	As Needed	
Bldg Entrance			\$0	\$21,765	\$21,765	\$ 1,740		
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$20,000	\$18,644	\$18,644	\$ 18,644	100% Complete	
Non-Dwelling Structures:	1470							
				\$486,000	\$437,619	\$437,619	\$ 326,468	
Total, N.J. 9-03:								

HA Name		Grant Type and Number					Federal FY of Grant:		
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
N.J. 9-04 Hudson Gardens	Site Improvements:	1450			\$39,884	\$39,884	\$ 3,767		
	Mechanical and Electrical:	1460							
	Electric: Exterior Security Lighting (F)			\$10,000	\$35,835	\$35,835	\$ 35,835	100% Complete	
	Fire Alarm System Upgrade (F)			\$10,000	\$16,134	\$16,134	\$ 16,134	100% Complete	
					\$20,000	\$51,969	\$51,969	\$ 51,969	
	Building Exterior:	1460							
	Roof Repair/Tuckpointing (F)			\$20,000	\$5,000	\$5,000	\$ -	As Needed	
	Facility Masonry Repair (F)			\$10,000	\$11,474	\$11,474	\$ 11,474	100% Complete	
					\$30,000	\$16,474	\$16,474	\$ 11,474	
	Dwelling Units:	1460							
	Apartment Painting (F)			\$10,000	\$54,581	\$54,581	\$ 54,581	100 % Complete	
	Kitchen Mod(Backsplash)			\$0	\$49,384	\$49,384	\$ 40,039		
Apartment Windows incldg. FE, Bldg. 3			\$325,000	\$336,404	\$336,404	\$ 336,404	100 % Complete		
Pipe Insulation			\$20,000	\$17,500	\$17,500	\$ 2,284	As Needed		
				\$355,000	\$457,869	\$457,869	\$ 433,308		
Interior Common Areas:	1460								
Janitorial Utility Room			\$50,000	\$ -	\$ -	\$ 506	Funds transferred		
Dwelling Equipment:	1465.1								
Non-Dwelling Structures:	1470								
After School Space Refurb			\$0	\$181,832	\$181,832	\$ 181,832	100% Complete		
				\$455,000	\$708,144	\$708,144	\$ 679,089		
Total, N.J. 9-04:									

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-05 Holland Gardens	Site Improvements:	1450						
	Mechanical and Electrical:	1460						
	Electric: Exterior Security Lighting (F)			\$20,000	\$13,000	\$13,000	\$ 1,225	Ongoing
	Fire Alarm System Upgrade (F)			\$10,000	\$19,729	\$19,729	\$ 19,729	100% Complete
	Boiler/Equipment Refurb/Make-Up Tank			\$98,000	\$82,800	\$82,800	\$ 70,250	100% Complete
	Pipe Insulation			\$40,000	\$40,000	\$40,000	\$ 4,155	
				\$168,000	\$155,529	\$155,529	\$ 95,359	
	Building Exterior:	1460						
	Roof Repair/Tuckpointing (F)			\$15,000	\$15,244	\$15,244	\$ 15,244	100% Complete
	Dwelling Units:	1460						
	Vacancy/Apartment Refurbishment (F)			\$15,000	\$45,712	\$45,712	\$ 45,712	100% Complete
	Apartment Windows incldg. FE, Bldg. 2			\$225,000	\$225,000	\$225,000	\$ 58,747	
			\$240,000	\$270,712	\$270,712	\$ 104,459		
Interior Common Areas	1460							
Painting Halls/Stairs (F)			\$15,000	\$15,000	\$15,000	\$ 56	Ongoing	
Janitorial Utility Room			\$50,000	\$30,000	\$30,000	\$ 3,140	Ongoing	
			\$65,000	\$45,000	\$45,000	\$ 3,196		
Dwelling Equipment	1465.1							
Non-Dwelling Structures:	1470							
	Total, N.J. 9-05:			\$488,000	\$486,485	\$486,485	\$ 218,258	

HA Name			Grant Type and Number				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:				2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-06 Montgomery Gardens	Fees & Costs:	1430						
	Lobby Design			\$50,000	\$0	\$0	\$ -	Funds transferred
	Site Improvements:	1450		\$0	\$1,350	\$1,350	\$ 1,350	100% Complete
	Mechanical and Electrical:	1460						
	Electric: Exterior Security Lighting (F)			\$30,000	\$20,000	\$20,000	\$ 8,481	Ongoing
	Pump Room Refurb			\$0	\$20,000	\$20,000	\$ 8,975	Ongoing
	Fire Alarm System Upgrade (F)			\$20,000	\$33,720	\$33,720	\$ 33,720	100% Complete
	Boiler Replacement			\$500,000	\$0	\$0	\$ -	Funds Transferred
				\$550,000	\$73,720	\$73,720	\$ 51,176	
	Building Exterior:	1460						
	Roof Repair/Tuckpointing (F)			\$20,000	\$10,000	\$10,000	\$ 1,590	As Needed
	Dwelling Units:	1460						
	Vacancy/Apartment Refurbishment (F)			\$30,000	\$100,458	\$100,458	\$ 100,458	100% Complete
	Bathroom Modernization			\$200,000	\$200,000	\$200,000	\$ 166,159	
	Apartment Tiling			\$35,000	\$0	\$0	\$ -	Funds transferred
	Apartment Painting (Srs & Disabled)			\$0	\$30,000	\$30,000	\$ 2,937	Ongoing
	Pipe Insulation/Asbestos Removal			\$80,000	\$71,765	\$71,765	\$ 1,701	
			\$345,000	\$402,223	\$402,223	\$ 271,255		
Interior Common Areas:	1460							
Painting Halls/Stairs (F)			\$80,000	\$45,000	\$45,000	\$ 20,246	As Needed	
Janitorial Utility Room			\$50,000	\$30,000	\$30,000	\$ 4,306	Ongoing	
			\$130,000	\$75,000	\$75,000	\$ 24,552		
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$25,000	\$24,242	\$24,242	\$ 24,242	100% Complete	
Non-Dwelling Structures:	1470							
Total, N.J. 9-06				\$1,020,000	\$586,535	\$586,535	\$ 374,165	

HA Name			Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-07 Booker T. Washington Annex	Site Improvements: Site Improvements (Landscaping)	1450		\$40,000	\$40,000	\$40,000	\$ 40,000	100% Complete
	Mechanical and Electrical: Fire Alarm System Upgrade (F)	1460		\$5,000	\$4,199	\$4,199	\$ 4,199	100% Complete
	Building Exterior: Roof Repair/Tuckpointing (F)	1460		\$8,000	\$4,000	\$4,000	\$ -	As Needed
	Dwelling Units: Kitchen Modernization, Bldgs. 8&9	1460		\$120,000	\$106,149	\$106,149	\$ 106,149	100% Complete
	Pipe Insulation			\$20,000	\$10,000	\$10,000	\$ -	As Needed
	Interior Common Areas:	1460		\$140,000	\$116,149	\$116,149	\$ 106,149	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-07:				\$193,000	\$164,348	\$164,348	\$ 150,348	

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-09 A. Harry Moore Apts.	Management Improvements:	1408		\$0	\$107,676	\$107,676	\$ 107,676	100% Complete
	Mechanical and Electrical:	1460						
	Building Exterior:	1460						
	Dwelling Units:	1485						
	Demolition, Bldg. 4 & Associated Relocation and Refurbishment Costs			\$400,000	\$0	\$0	\$ -	Funds transferred
	Plastering/Painting	1460		\$0	\$60,040	\$60,040	\$ 3,040	Ongoing
	Interior Common Areas:	1460						
	Painting Halls/Stairs (Bldgs. 1, 2, 6 & 7)			\$40,000	\$25,000	\$25,000	\$ 11,311	Ongoing
	Asbestos Removal			\$0	\$17,480	\$17,480	\$ 9,198	Ongoing
	Dwelling Equipment:	1465.1						
Non-Dwelling Structures:	1470							
Total, N.J. 9-09:				\$440,000	\$210,196	\$210,196	\$ 131,225	

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

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-14 Thomas J. Stewart Apts.	Site Improvements:	1450						100% Complete
	Mechanical and Electrical:	1460						
	Building Exterior:	1460						
	Dwelling Units:	1460						
	Apartment Window Replacement			\$180,000	\$180,000	\$180,000	\$ 178,030	
	Security Cameras (Entrance Doors/Hallways)			\$35,000	\$35,000	\$35,000	\$ 19,606	
				\$215,000	\$215,000	\$215,000	\$ 197,636	
	Interior Common Areas:	1460						
Lobby Entrance Tiling			\$25,000	\$77,689	\$77,689	\$ 77,689		
Dwelling Equipment:	1465.1							
Non-Dwelling Structures:	1470							
Total, N.J. 9-14:				\$240,000	\$292,689	\$292,689	\$ 275,325	

HA Name		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:				2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-15/18 Berry Gardens III & IV	Site Improvements:	1450						100% Complete
	Mechanical and Electrical:	1460						
	Building Exterior:	1460						
	Dwelling Units:	1460						
	Apartment Window Replacement			\$250,000	\$28,540	\$28,540	\$ 8,020	
	Interior Common Areas:	1460						
	Apartment/Hallway Floor Refurb Security System			\$60,000 \$0	\$52,478 \$36,200	\$52,478 \$36,200	\$ 52,478 \$ 16,680	
Dwelling Equipment:	1465.1							
Non-Dwelling Structures:	1470							
Total, N.J. 9-15/18:				\$310,000	\$117,218	\$117,218	\$ 77,178	

HA Name		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950101 Replacement Housing Factor Grant No.:					2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-20 Dwight St. Homes	Site Improvements: Sidewalk Replacement	1450		\$0	\$42,269	\$42,269	\$ 42,269	100% Complete
	Mechanical and Electrical:	1460						
	Building Exterior: Roofs: Repair/Siding	1460		\$10,000	\$4,979	\$4,979	\$ 4,979	100% Complete
	Dwelling Units:	1460						
	Dwelling Equipment:	1465.1						
	Interior Common Areas:	1460						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-20:				\$10,000	\$47,248	\$47,248	\$ 47,248	

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

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

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number 3
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending 9/30/04

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$1,137,381	\$1,158,110	\$1,158,110	\$1,328,747
	Management Improvements Hard Costs				
4	1410 Administration	\$760,158	\$1,084,680	\$1,084,680	\$1,167,246
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$0	\$0	\$0	\$364,446
8	1440 Site Acquisition				
9	1450 Site Improvement	\$320,000	\$476,640	\$476,640	\$415,916
10	1460 Dwelling Structures	\$4,755,000	\$3,880,841	\$3,880,841	\$3,064,068
11	1465.1 Dwelling Equipment-Nonexpendable	\$110,000	\$155,320	\$155,320	\$155,320
12	1470 Nondwelling Structures	\$0	\$320,097	\$320,097	\$303,213
13	1475 Nondwelling Equipment	\$0	\$26,851	\$26,851	\$26,851
14	1485 Demolition	\$500,000	\$480,000	\$480,000	\$108,089
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$7,582,539	\$7,582,539	\$7,582,539	\$6,933,896
	Amount of line 20 Related to LBP Activities	\$125,000	\$149,955	\$149,955	\$275,816
	Amount of line 20 Related to Section 504 Compliance	\$0	\$84,600	\$84,600	\$0
	Amount of line 20 Related to Security - Soft Costs	\$0			
	Amount of line 20 Related to Security - Hard Costs	\$600,000	\$479,182	\$479,182	\$500,301
	Amount of line 20 Related to Energy Conservation Measures	\$2,245,000	\$1,899,557	\$1,899,557	\$957,279
	Collateralization Expenses or Debt Service				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
JCHA-Wide Management Improvements	1) JCHA Agency Plan/Strategic Goals/Publication a) Staff	1408		\$94,000	\$71,500	\$71,500	\$84,512	100% Complete
	2) Transform Distressed "Projects" and Build New Communities a) Homeownership: Staff			\$62,000	\$42,000	\$42,000	\$27,151	Ongoing
	3) Promote & Enforce Resident Responsibility a) One Strike: Staff Legal			\$121,000	\$105,000	\$105,000	\$162,589	100% Complete
	b) Res. Resp.: TAB Staff RC/RMC Clerk Equipment/Training			\$192,000	\$205,825	\$205,825	\$205,825	100% Complete
	4) Improve & Expand Senior Citizen Affordable Housing Opportunities a) Staff b) Security Contract			\$172,000	\$297,000	\$297,000	\$346,537	100% Complete
	5) Achieve Greater Financial Stability a) Staff			\$62,000	\$75,000	\$75,000	\$99,658	100% Complete
	6) Ensure Civil Rights & Fair Housing Opportunities a) Site Based Waiting List: Staff			\$121,000	\$105,000	\$105,000	\$133,004	100% Complete
	7) Augment Staff Training & Development a) HR Staff b) Training			\$67,000	\$55,000	\$55,000	\$61,345	100% Complete
8) Enhance Mgmt. Information Systems a) MIS: Staff b) Network (Hardware/Software)		\$246,381	\$201,785	\$201,785	\$208,126	100% Complete		
Sub-Total 1408:			\$1,137,381	\$1,158,110	\$1,158,110	\$1,328,747		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities		General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide Admin		JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection and Accounting	1410		\$700,158	\$951,394	\$951,394	\$1,033,960	100% Complete
			1410.4		\$60,000	\$133,286	\$133,286	\$133,286	100% Complete
			1430.7		\$0	\$0	\$0	\$364,446	100% Complete
		JCHA Office Redesign/Refurb	1470		\$0	\$173,068	\$173,068	\$156,184	
		JCHA CMC Vehicle	1475		\$0	\$26,851	\$26,851	\$26,851	
		Sub-Total			\$760,158	\$1,284,599	\$1,284,599	\$1,714,727	

HA Name Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-1 Lafayette Gardens	Dwelling Structures: Demolition & Associated Costs (Blg 1-4)	1485		\$500,000	\$480,000	\$480,000	\$108,089	100% Complete
	Asbestos Removal	1460		\$0	\$0	\$0	\$0	
Total N.J. 9-1				\$500,000	\$480,000	\$480,000	\$108,089	

HA Name Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-2 Marion Gardens	Site:	1450						
	Site Improvements			\$100,000	\$217,618	\$217,618	\$217,618	
	Sewerline Replacement			\$0	\$13,676	\$13,676	\$13,676	
	Underground Steam & Return			\$0	\$0	\$0	\$13,575	
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$20,000	\$8,000	\$8,000	\$7,136	As Needed
	Vacancy/Apartment Refurbishment			\$80,000	\$77,635	\$77,635	\$77,635	100% Complete
	Electric: Exterior Security Lighting			\$30,000	\$34,284	\$34,284	\$34,284	100% Complete
	Fire Alarm System Upgrade			\$20,000	\$15,000	\$15,000	\$9,696	Ongoing
	Dwelling Structures:	1460						
	Kitchen Modernization			\$50,000	\$81,487	\$81,487	\$81,487	100% Complete
	Bathroom Modernization			\$25,000	\$10,000	\$10,000	\$5,812	As Needed
	Apartment Painting			\$15,000	\$10,000	\$10,000	\$612	Ongoing
	Apartment Window Replacement, Bldg. 2			\$225,000	\$178,300	\$178,300	\$3,300	
	Fire Escapes: Replace, Refurb, Paint			\$20,000	\$29,144	\$29,144	\$29,144	100% Complete
Stair Repair/Replace Balance, Bldgs. 3,4,11,12			\$100,000	\$47,397	\$47,397	\$38,922		
Building Structural Repair			\$310,000	\$36,066	\$36,066	\$21,973		
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$20,000	\$18,458	\$18,458	\$18,458	100% Complete	
Non-Dwelling Structures:	1470							
				\$0	\$0	\$0	\$0	
Total, N.J. 9-02:				\$1,015,000	\$777,065	\$777,065	\$573,328	

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-03 Booker T. Washington Apts.	Site:	1450						
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$10,000	\$5,000	\$5,000	\$2,128	As Needed
	Vacancy/Apartment Refurbishment			\$40,000	\$55,000	\$55,000	\$121,881	Ongoing
	Painting Halls/Stairs			\$20,000	\$5,000	\$5,000	\$252	Ongoing
	Exterior Security Lights			0	\$20,000	\$20,000	\$0	
	Dwelling Structures:	1460						
	Stair Tiling			\$25,000	\$0	\$0	\$0	Funds Transferred
	Tuckpointing/Brick Repair			\$120,000	\$132,040	\$132,040	\$111,010	
	Painting Apartments			\$20,000	\$5,000	\$5,000	\$2,445	Ongoing
	Lead-Based Paint Testing/Abatement			\$50,000	\$60,000	\$60,000	\$114,556	Ongoing
	Building Structural Repair Study, Bldg. 5			\$80,000	\$53,500	\$53,500	\$0	
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$20,000	\$22,968	\$22,968	\$22,968	100% Complete
	Non-Dwelling Structures:	1470						
Community Hall Refurb			\$0	\$43,147	\$43,147	\$43,147	100% Complete	
Total, N.J. 9-03:				\$385,000	\$401,655	\$401,655	\$418,387	

HA Name Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-04 Hudson Gardens	Site:	1450			\$0	\$0	\$5,875	
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$20,000	\$5,000	\$5,000	\$1,816	As Needed
	Facility Masonry Repair			\$10,000	\$10,000	\$10,000	\$5,629	Ongoing
	Apartment Painting			\$25,000	\$31,002	\$31,002	\$31,002	100% Complete
	Electric: Exterior Security Lighting			\$10,000	\$13,898	\$13,898	\$13,898	100% Complete
	Dwelling Structures:	1460						
	Apartment Windows (inclgd. FE), Bldg. 4			\$300,000	\$288,240	\$288,240	\$1,269	Ongoing
	Boiler Room Stack/Breeching Repair			\$50,000	\$55,115	\$55,115	\$52,937	
	Painting Hall/Stair			\$10,000	\$13,277	\$13,277	\$13,277	100% Complete
	Lead Based Paint Testing/Abatement			\$30,000	\$45,000	\$45,000	\$92,107	Ongoing
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$10,000	\$19,352	\$19,352	\$19,352	100% Complete
Non-Dwelling Structures:	1470							
Total, N.J. 9-04:				\$465,000	\$480,884	\$480,884	\$237,162	

HA Name Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-05 Holland Gardens	Site: Site Improvements	1450		\$0	\$16,030	\$16,030	\$16,030	100% Complete
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$15,000	\$5,000	\$5,000	\$4,383	As Needed
	Vacancy/Apartment Refurbishment			\$30,000	\$30,000	\$30,000	\$47,704	Ongoing
	Apartment Painting			\$15,000	\$15,000	\$15,000	\$17,373	Ongoing
	Electric: Exterior Security Lighting			\$20,000	\$10,000	\$10,000	\$6,467	Ongoing
	Dwelling Structures:	1460						
	Tuckpointing/Brick Repair			\$80,000	\$93,940	\$93,940	\$88,510	
	Apartment Window Replacement			\$100,000	\$7,825	\$7,825	\$29,808	
	Boiler Room Stack/Breeching Repair			\$53,000	\$43,000	\$43,000	\$40,937	
	Lead Based Paint Testing/Abatement			\$35,000	\$35,000	\$35,000	\$59,198	Ongoing
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$10,000	\$17,911	\$17,911	\$17,911	100% Complete
Non-Dwelling Structures:	1470							
Total, N.J. 9-05:				\$358,000	\$273,706	\$273,706	\$328,321	

HA Name Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-06 Montgomery Gardens	Site: Site Improvements	1450		\$20,000	\$44,826	\$44,826	\$44,826	100% Complete
	Skilled Trades: Vacancy/Apartment Refurbishment	1460		\$40,000	\$40,000	\$40,000	\$84,754	Ongoing
	Dwelling Structures: Elevator: Door and Frame Replace	1460		\$60,000	\$30,000	\$30,000	\$0	Ongoing
	Building Structural Repair/Foundations			\$50,000	\$19,770	\$19,770	\$1,026	Ongoing
	Elevator Security Cameras (Pilot Program)			\$150,000	\$150,000	\$150,000	\$22,180	Ongoing
	Boiler Upgrade			\$400,000	\$576,180	\$576,180	\$420,231	Ongoing
	Vacuum System Upgrade, Bldgs. 4, 5, 6			\$45,000	\$43,847	\$43,847	\$43,847	100% Complete
	Dwelling Equipment: Ranges & Refrigerators	1465.1		\$25,000	\$29,786	\$29,786	\$29,786	100% Complete
Non-Dwelling Structures:	1470							
Total, N.J. 9-06				\$790,000	\$934,409	\$934,409	\$646,650	

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
N.J. 9-07 Booker T. Washington Annex	Site:	1450							
	Skilled Trades:	1460							
	Roof Repair/Tuckpointing			\$0	\$8,000	\$8,000			
	Apt/Vacancy Refurb			\$0	\$20,000	\$20,000			
	Apt Painting			\$0	\$15,000	\$15,000			
	Interim Steam & Return			\$0	\$22,410	\$22,410			
	Fire Alarm System Refurb			\$0	\$5,000	\$5,000			
	Sub-Total Skilled Trades			\$0	\$70,410	\$70,410	\$0		
	Dwelling Structures:	1460							
	Apartment Windows (Caulking/Sills)				\$80,000	\$9,590	\$9,590	\$4,390	
	Lead Based Paint Testing/Abatement				\$10,000	\$9,955	\$9,955	\$9,955	100% Complete
	Kitchen Mod				\$80,000	\$80,000	\$80,000	\$112,603	
	Dwelling Equipment:	1465.1							
Ranges & Refrigerators				\$5,000	\$9,710	\$9,710	\$9,710	100% Complete	
Non-Dwelling Structures:	1470								
Total, N.J. 9-07:				\$175,000	\$250,075	\$250,075	\$136,658		

HA Name Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-10 Curries Woods	Non-Dwelling Structures: CRC Construction	1470		\$0	\$103,882	\$103,882	\$103,882	100% Complete
Total, N.J. 9-10				\$0	\$103,882	\$103,882	\$103,882	

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-11 Berry Gardens I & II	Site: Site Improvements	1450		\$150,000	\$134,490	\$134,490	\$93,898	
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$10,000	\$0	\$0	\$0	Funds transferred
	Vacancy/Apartment Refurbishment			\$25,000	\$40,000	\$40,000	\$153,677	Ongoing
	Apartment Painting			\$20,000	\$27,372	\$27,372	\$27,372	100% Complete
	Elevator Shaft & Control Room Wiring			\$25,000	\$25,000	\$25,000	\$38,756	Ongoing
	Fire Alarm System Upgrade			\$15,000	\$14,373	\$14,373	\$14,373	100% Complete
	Dwelling Structures:	1460						
	Kitchen Modernization			\$35,000	\$20,000	\$20,000	\$106,155	Ongoing
	Apartment Window/Partial Replacement			\$850,000	\$638,000	\$638,000	\$301,100	Ongoing
	Domestic Hot Water Tank Replacement			\$112,000	\$59,460	\$59,460	\$59,460	Ongoing
	Asbestos Removal: Hallway/Apartments			\$145,000	\$0	\$0	\$0	Ongoing
	Security Doors (Intercom, Buzzer System, Cameras)			\$200,000	\$116,000	\$116,000	\$170,544	Ongoing
	Elevator Cab Replacement			\$0	\$84,600	\$84,600	\$0	
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$10,000	\$24,923	\$24,923	\$24,923	100% Complete	
Total, N.J. 9-11:				\$1,597,000	\$1,184,218	\$1,184,218	\$990,258	

HA Name Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-14 Thomas J. Stewart Apts.	Site:	1450						
	Skilled Trades:	1460						
	Vacancy/Apartment Refurbishment			\$10,000	\$33,590	\$33,590	\$33,590	100% Complete
	Dwelling Structures:	1460						
	Building Structural Repair			\$120,000	\$0	\$0	\$0	
	Security Cameras (Entrance Doors/Hallways)			\$80,000	\$80,000	\$80,000	\$163,181	
	Hallway /Lobby Floor Replace			\$0	\$5,000	\$5,000	\$0	
	Elevator Motor			\$0	\$28,351	\$28,351	\$0	Ongoing
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$5,000	\$3,438	\$3,438	\$3,438	100% Complete
Non-Dwelling Structures:	1470							
Total, N.J. 9-14:				\$215,000	\$150,379	\$150,379	\$200,209	

HA Name Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-15/18 Berry Gardens III & IV	Site: Site Improvements	1450		\$50,000	\$50,000	\$50,000	\$10,418	
	Skilled Trades:	1460						
	Dwelling Structures: Kitchen Modernization	1460		\$20,000	\$16,060	\$16,060	\$16,060	100% Complete
	Security Doors (Intercom, Buzzer System, Cameras)			\$75,000	\$75,000	\$75,000	\$89,747	
Dwelling Equipment: Ranges & Refrigerators	1465.1			\$5,000	\$8,774	\$8,774	\$8,774	100% Complete
Non-Dwelling Structures:	1470							
Total, N.J. 9-15/18:				\$150,000	\$149,834	\$149,834	\$124,999	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-20 Dwight St. Homes	Site:	1450						
	Skilled Trades: Vacancy Refurbishment	1460		\$25,000	\$19,133	\$19,133	\$19,133	100% Complete
	Dwelling Structures: Roof Repair/Siding	1460		\$10,000	\$5,000	\$5,000	\$3,346	As Needed
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-20:				\$35,000	\$24,133	\$24,133	\$22,479	

Annual Statement/Performance and Evaluation Report

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

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

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 2003

Part I: Summary

HA Name Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No: NJ-39-P009-501-03 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2003
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending_9/30/04____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$1,071,000	\$1,071,000	\$1,071,000	\$365,927
	Management Improvements Hard Costs	\$159,997	\$159,997	\$159,997	\$293,044
4	1410 Administration	\$600,777	\$600,777	\$600,777	\$631,765
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000	\$10,000	\$10,000	\$473,023
8	1440 Site Acquisition				
9	1450 Site Improvements	\$300,000	\$250,000	\$148,040	\$107,120
10	1460 Dwelling Structures	\$3,088,000	\$3,138,000	\$2,844,403	\$1,551,249
11	1465.1 Dwelling Equipment-Nonexpendable	\$195,000	\$195,000	\$195,000	\$79,326
12	1470 Nondwelling Structures	\$83,000	\$83,000	\$0	\$5,819
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$500,000	\$500,000	\$500,000	\$43,685
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-18)	\$6,007,774	\$6,007,774	\$5,529,217	\$3,550,958
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security - Soft Costs				
	Amount of line 20 Related to Security - Hard Costs	\$488,000			
	Amount of line 19 Related to Energy Conservation Measures	\$995,000			
	Collateralization Expenses or Debt Service				

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
JCHA-Wide Management Improvements	1) JCHA Agency Plan/Strategic Goals a) Staff	1408		\$44,000	\$44,000	\$44,000	\$2,933	
	2) Transform Distressed "Projects" and Build New Communities a) AHM Predev. Hope VI Staff		\$49,000	\$49,000	\$49,000	\$46,179		
	3) Promote & Enforce Resident Responsibility a) One Strike: Staff		\$77,000	\$77,000	\$77,000			
	b) Res. Resp.: TAB Staff		\$120,000	\$120,000	\$120,000			
	JCHA Staff		\$141,000	\$141,000	\$141,000			
	Van Lease		\$14,000	\$14,000	\$14,000			
	ASP Staff & Trips		\$90,000	\$90,000	\$90,000			
	Equipment/Training		\$15,000	\$15,000	\$15,000	\$172,445		
	4) Improve & Expand Senior Citizen Affordable Housing Opportunities a) Staff		\$157,000	\$157,000	\$157,000			
	b) Security Contract		\$85,000	\$85,000	\$85,000	\$177,788		
	5) Achieve Greater Financial Stability a) Staff		\$50,000	\$50,000	\$50,000	\$35,228		
	6) Ensure Civil Rights & Fair Housing Opportunities a) Site Based Waiting List: Staff		\$57,000	\$57,000	\$57,000	\$39,064		
	7) Augment Staff Training & Development a) HR Staff		\$12,000	\$12,000	\$12,000	\$0		
	b) Training		\$50,000	\$50,000	\$50,000	\$64,735		
8) Enhance Mgmt. Information Systems a) MIS: Staff	\$139,000	\$139,000	\$139,000	\$0				
b) Equipment, etc.	\$130,997	\$130,997	\$130,997	\$120,599				
Sub-Total 1408:				\$1,230,997	\$1,230,997	\$1,230,997	\$658,971	
HA-Wide Admin Fees & Costs	JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection, Legal & Accounting	1410 1410.4 1430.7		\$546,777 \$54,000 \$0	\$546,777 \$54,000 \$0	\$546,777 \$54,000 \$0	\$612,891 \$18,874 \$452,775	

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-1 Lafayette Gardens	Site:	1450						
	Skilled Trades:	1460						
	Demolition Demolition and Associated Costs	1485		\$500,000	\$500,000	\$500,000	\$43,685	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-01:				\$500,000	\$500,000	\$500,000	\$43,685	

Signature of Executive Director & Date:

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

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
N.J. 9-2 Marion Gardens	Site:	1450							
	Site Improvements			\$100,000	\$50,000		\$0		
	Underground Steam Pipe Replacement			\$0	\$50,000	\$50,000	\$15,298		
	Skilled Trades:	1460							
	Roof Repair/Tuckpointing			\$20,000	\$20,000	\$20,000	\$9,272		
	Vacancy/Apartment Refurbishment			\$80,000	\$80,000	\$80,000	\$21,958		
	Apartment Painting (Seniors)			\$30,000	\$30,000	\$30,000	\$348		
	Hot Water System/Convactor Piping			\$30,000	\$30,000	\$30,000	\$76,063		
	Electric: Exterior Security Lighting			\$30,000	\$30,000	\$30,000	\$8,799		
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$12,351		
	Sub-Total Skilled Trades			\$210,000	\$210,000	\$210,000	\$128,791		
	Dwelling Units:	1460							
	Kitchen Modernization				\$50,000	\$50,000	\$0	\$0	
	Dwelling Equipment:	1465.1							
Ranges and Refrigerators				\$30,000	\$30,000	\$30,000	\$2,140		
Non-Dwelling Structures:	1470								
Total, N.J. 9-02:				\$600,000	\$600,000	\$500,000	\$275,020		

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-03 Booker T. Washington Apts.	Site: Site Improvements (Renovation of Playground Areas)	1450		\$90,000	\$90,000	\$90,000	\$91,822	
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$10,000	\$10,000	\$10,000	\$11,776	
	Vacancy/Apartment Refurbishment			\$30,000	\$30,000	\$30,000	\$41,336	
	Painting Halls/Stairs			\$20,000	\$20,000	\$20,000	\$9,739	
	Apartment Painting			\$30,000	\$30,000	\$30,000	\$0	
	Interior Steam & Return Line			\$55,000	\$55,000	\$55,000	\$94,801	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$35,880	
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$16,872	
	Sub Total Skilled Trades			\$165,000	\$165,000	\$165,000	\$210,404	
Dwelling Units: Bldg. Entrance Sec'y. & Intercom System (1 entr.)	1460		\$40,000	\$40,000	\$21,550	\$0		
Dwelling Equipment: Ranges and Refrigerators	1465.1		\$30,000	\$30,000	\$30,000	\$3,420		
Non-Dwelling Structures: Community Hall Refurb/Floor	1470		\$10,000	\$10,000	\$0	\$225		
Total, N.J. 9-03:			\$500,000	\$500,000	\$471,550	\$516,275		

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-07 Booker T. Washington Annex	Site:	1450						
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$8,000	\$0	\$8,000	\$0	
	Vacancy/Apartment Refurbishment			\$20,000	\$0	\$20,000	\$10,069	
	Apartment Painting			\$15,000	\$0	\$15,000	\$0	
	Interior Steam & Return Line			\$20,000	\$0	\$20,000	\$0	
	Fire Alarm System Upgrade			\$5,000	\$0	\$5,000	\$0	
	Sub Total Skilled Trades			\$68,000	\$0	\$68,000	\$10,069	
	Dwelling Units:	1460						
	Apt Window Sills			\$0	\$68,000	\$0	\$0	
Dwelling Equipment:	1465.1							
Non-Dwelling Structures:	1470							
Total, N.J. 9-07:				\$68,000	\$68,000	\$68,000	\$10,069	

Signature of Executive Director & Date:

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

X

X

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-04 Hudson Gardens	Site:	1450						
	Utility: Electric Service, Bldg. 1			\$60,000	\$60,000	\$8,040	\$0	
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$15,000	\$15,000	\$15,000	\$0	
	Vacancy/Apartment Refurbishment			\$20,000	\$20,000	\$20,000	\$18,899	
	Interior Steam & Return Line			\$15,000	\$15,000	\$15,000	\$41,501	
	Electric: Exterior Security Lighting			\$20,000	\$20,000	\$20,000	\$18,810	
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$14,995	
	Sub Total Skilled Trades			\$80,000	\$80,000	\$80,000	\$94,205	
	Dwelling Units:	1460						
Dwelling Equipment:	1465.1							
Ranges & Refrigerators				\$20,000	\$20,000	\$20,000	\$9,508	
Non-Dwelling Structures:	1470							
Total, N.J. 9-04:				\$240,000	\$240,000	\$188,040	\$197,918	

Signature of Executive Director & Date:

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

X

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-05 Holland Gardens	Site:	1450						
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$15,000	\$15,000	\$15,000	\$747	
	Vacancy/Apartment Refurbishment			\$25,000	\$25,000	\$25,000	\$13,290	
	Apartment Painting (Seniors)			\$25,000	\$25,000	\$25,000	\$541	
	Interior Steam & Return Line			\$25,000	\$25,000	\$25,000	\$45,861	
	Electric: Exterior Security Lighting			\$20,000	\$20,000	\$20,000	\$11,466	
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$8,671	
	Sub Total Skilled Trades			\$120,000	\$120,000	\$120,000	\$80,576	
	Dwelling Units:	1460						
Dwelling Equipment:	1465.1							
Ranges & Refrigerators				\$20,000	\$20,000	\$20,000	\$16,020	
Non-Dwelling Structures:	1470							
Total, N.J. 9-05:				\$260,000	\$260,000	\$260,000	\$177,172	

Signature of Executive Director & Date:

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

X

X

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
N.J. 9-06 Montgomery Gardens	Site: Site Improvements	1450		\$50,000	\$0	\$0	\$0		
	Skilled Trades:	1460							
	Roof Repair/Tuckpointing			\$20,000	\$20,000	\$20,000	\$3,875		
	Facility Doors: Interior & Exterior			\$15,000	\$15,000	\$15,000	\$59,918		
	Vacancy/Apartment Refurbishment			\$40,000	\$40,000	\$40,000	\$21,712		
	Painting Halls/Stairs			\$40,000	\$40,000	\$40,000	\$418		
	Apartment Painting			\$45,000	\$45,000	\$45,000	\$1,473		
	Elevator Shaft & Control Room Wiring			\$50,000	\$50,000	\$50,000	\$69,217		
	Interior Steam & Return Line			\$30,000	\$30,000	\$30,000	\$18,713		
	Compactor System Refurb			\$30,000	\$30,000	\$30,000	\$41,995		
	Electric: Exterior Security Lighting			\$30,000	\$30,000	\$30,000	\$22,020		
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$31,255		
	Sub-Total Skilled Trades			\$320,000	\$320,000	\$320,000	\$270,596		
	Dwelling Units:	1460							
	Kitchen Modernization (Apprentices)				\$150,000	\$150,000	\$150,000	\$127,973	
Boiler Upgrade				\$400,000	\$450,000	\$321,198	\$0		
Dwelling Equipment:	1465.1								
Ranges & Refrigerators				\$35,000	\$35,000	\$35,000	\$20,206		
Non-Dwelling Structures:	1470								
Total, N.J. 9-06				\$1,275,000	\$1,275,000	\$1,146,198	\$689,371		

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-9 A. Harry Moore Apts.	Site: Site Improvements	1450						
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$20,000	\$20,000	\$20,000	\$0	
	Facility Doors: Interior & Exterior			\$15,000	\$15,000	\$15,000	\$25,233	
	Vacancy/Apartment Refurbishment			\$100,000	\$100,000	\$100,000	\$41,215	
	Painting Halls/Stairs			\$40,000	\$40,000	\$40,000	\$0	
	Apartment Painting			\$25,000	\$25,000	\$25,000	\$0	
	Elevator Shaft & Control Room Wiring			\$50,000	\$50,000	\$50,000	\$41,463	
	Interior Steam & Return Line			\$30,000	\$30,000	\$30,000	\$15,726	
	Compactor System Refurb			\$30,000	\$30,000	\$30,000	\$25,701	
	Electric: Exterior Security Lighting			\$30,000	\$30,000	\$30,000	\$16,558	
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$25,633	
	Sub Total Skilled Trades			\$360,000	\$360,000	\$360,000	\$191,529	
	Dwelling Units: Temporary mini-precinct/sitework - trailer only with hook-ups (security initiatives)	1460		\$25,000	\$25,000	\$25,000	\$14,069	
	Dwelling Equipment: Ranges & Refrigerators	1465.1		\$35,000	\$35,000	\$35,000	\$12,665	
Non-Dwelling Structures:	1470							
Total, N.J. 9-09				\$780,000	\$780,000	\$780,000	\$409,792	

Signature of Executive Director & Date:

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-10 Curries Woods	Site:	1450						
	Skilled Trades:	1460						
	Roof Repair/Siding			\$10,000	\$10,000	\$10,000	\$18,514	
	Vacancy/Apartment Refurbishment			\$30,000	\$30,000	\$30,000	\$3,961	
	Apartment Painting (Seniors)			\$20,000	\$20,000	\$20,000	\$0	
	Elevator Shaft & Control Room Wiring			\$10,000	\$10,000	\$10,000	\$9,773	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$9,227	
	Sub Total Skilled Trades			\$80,000	\$80,000	\$80,000	\$41,475	
	Dwelling Units:	1430						
	Design of Phase II Floors (2nd Layer)				\$10,000	\$10,000	\$10,000	\$20,248
							\$0	
Dwelling Equipment:	1465.1							
Non-Dwelling Structures:	1470							
	Total, N.J. 9-10:			\$170,000	\$170,000	\$170,000	\$103,198	

Signature of Executive Director & Date:

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

X

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
N.J. 9-11 Berry Gardens I & II	Site:	1450							
	Skilled Trades:	1460							
	Roof Repair/Tuckpointing			\$10,000	\$10,000	\$10,000	\$15,066		
	Vacancy/Apartment Refurbishment			\$20,000	\$20,000	\$20,000	\$16,826		
	Elevator Shaft & Control Room Wiring			\$20,000	\$20,000	\$20,000	\$40,723		
	Interior Steam & Return Line			\$20,000	\$20,000	\$20,000	\$2,071		
	Compactor System Refurb			\$10,000	\$10,000	\$10,000	\$18,004		
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$3,851		
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$25,628		
	Sub Total Skilled Trades			\$100,000	\$100,000	\$100,000	\$122,169		
	Dwelling Units:	1460							
	Kitchen Modernization				\$50,000	\$50,000	\$0	\$7,399	
	Elevator: Cab Replacement-92 Danforth Ave.				\$400,000	\$400,000	\$353,655	\$0	
Dwelling Equipment:	1465.1								
Ranges & Refrigerators				\$20,000	\$20,000	\$20,000	\$11,973		
Non-Dwelling Structures:	1470								
Total, N.J. 9-11:				\$670,000	\$670,000	\$573,655	\$263,710		

Signature of Executive Director & Date:

X

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

X

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
N.J. 9-14 Thomas J. Stewart Apts.	Site:	1450							
	Skilled Trades:	1460							
	Roof Repair/Tuckpointing			\$5,000	\$5,000	\$5,000	\$18,993		
	Vacancy/Apartment Refurbishment			\$10,000	\$10,000	\$10,000	\$996		
	Painting Halls/Stairs			\$15,000	\$15,000	\$15,000	\$0		
	Plastering Work Items			\$5,000	\$5,000	\$5,000	\$0		
	Apartment Painting			\$10,000	\$10,000	\$10,000	\$1,375		
	Elevator Shaft & Control Room Wiring			\$10,000	\$10,000	\$10,000	\$11,186		
	Hallway Floor Refurb & Tiling			\$25,000	\$25,000	\$25,000	\$25,962		
	Sub Total Skilled Trades			\$80,000	\$80,000	\$80,000	\$58,512		
	Dwelling Units:	1460							
	Apartment Window Replacement				\$200,000	\$200,000	\$200,000	\$153,845	
	Security Cameras (Entrance Doors/Hallways)				\$75,000	\$75,000	\$75,000	\$28,403	
	Dwelling Equipment:	1465.1							
Ranges and Refrigerators				\$5,000	\$5,000	\$5,000	\$3,394		
Non-Dwelling Structures:	1470								
Total, N.J. 9-14:				\$440,000	\$440,000	\$440,000	\$302,666		

Signature of Executive Director & Date:

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

X

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²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-15/18 Berry Gardens III & IV	Site: Site Improvements	1450						
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$10,000	\$10,000	\$10,000	\$0	
	Vacancy/Apartment Refurbishment			\$10,000	\$10,000	\$10,000	\$0	
	Apartment Painting			\$10,000	\$10,000	\$10,000	\$0	
	Elevator Shaft & Control Room Wiring			\$5,000	\$5,000	\$5,000	\$0	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$3,520	
	Sub Total Skilled Trades			\$45,000	\$45,000	\$45,000	\$3,520	
	Dwelling Units:	1460						
	Kitchen Modernization			\$20,000	\$20,000	\$20,000	\$2,612	
	Apartment/Hallway Floor Refurb			\$25,000	\$25,000	\$25,000	\$1,484	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-15/18:				\$135,000	\$135,000	\$135,000	\$11,136	

Signature of Executive Director & Date:

X

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Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-20 Dwight Street Homes	Site Improvements:							
	Skilled Trades:							
	Roof Repair/Siding			\$5,000	\$5,000	\$5,000	\$3,618	
	Vacancy/Apartment Refurbishment			\$20,000	\$20,000	\$20,000	\$0	
	Total, NJ 9-20:			\$25,000	\$25,000	\$25,000	\$3,618	

Signature of Executive Director & Date:

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

X

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Non-Dwelling Structures: Replacement of Burglar Alarm System for Central Warehouse			\$73,000	\$73,000	\$0	\$5,594	
Total, PHA Wide				\$73,000	\$73,000	\$0	\$5,594	

Signature of Executive Director & Date:

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

X

X

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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1) Strategic Goals/Agency Plan A. Asset Management B. MIS Staff C. Accounting Computer Network	9/16/2005			9/16/2007			
2) Resident Responsibility, Self-Sufficiency, Support and Organizational Development A. TAB B. Resident Programs C. Senior Support Services	9/16/2005			9/16/2007			
3) Economic Diversity and Management Performance A. Site Based Waiting List B. Staff Training	9/16/2005			9/16/2007			
4) Build New Communities A. AHM Predevelopment	9/16/2005			9/16/2007			
Administration	9/16/2005			9/16/2007			
N.J. 9-01, Lafayette Gardens	9/16/2005			9/16/2007			
N.J. 9-02, Marion Gardens	9/16/2005			9/16/2007			
N.J. 9-03/7, Booker T. Washington Apts.	9/16/2005			9/16/2007			
N.J. 9-04, Hudson Gardens	9/16/2005			9/16/2007			
N.J. 9-05, Holland Gardens	9/16/2005			9/16/2007			
N.J. 9-06, Montgomery Gardens	9/16/2005			9/16/2007			
N.J. 9-09, A. Harry Moore Apts.	9/16/2005			9/16/2007			
N.J. 9-10,21,27,28,29 Curries Woods	9/16/2005			9/16/2007			
N.J. 9-11, Berry Gardens, I & II	9/16/2005			9/16/2007			
N.J. 9-14, Thomas J. Stewart Apts.	9/16/2005			9/16/2007			
N.J. 9-15/18, Berry Gardens, III & IV	9/16/2005			9/16/2007			
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator &			
X				X			

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form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report

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

HA Name Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No: NJ-39-P009-501-04 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2004
--	---	-------------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 9/30/04 _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements (Soft Costs)	\$634,000	\$634,000	\$634,000	\$3,225
	Management Improvements (Hard Costs)	\$105,238	\$105,238	\$105,238	\$27,780
4	1410 Administration	\$489,248	\$489,248	\$489,248	\$38,401
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$60,000	\$60,000	\$0	\$0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$60,000	\$60,000	\$50,000	\$0
10	1460 Dwelling Structures	\$2,889,000	\$2,889,000	\$1,628,000	\$0
11	1465.1 Dwelling Equipment-Nonexpendable	\$140,000	\$140,000	\$140,000	\$0
12	1470 Nondwelling Structures	\$15,000	\$15,000	\$0	\$0
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$500,000	\$500,000	\$0	\$0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-20)	\$4,892,486	\$4,892,486	\$3,046,486	\$69,406
21	Amount of line 20 Related to LBP Activities	\$70,000	\$70,000	\$70,000	\$0
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs	\$50,000	\$50,000	\$50,000	\$0
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$310,000	\$310,000	\$170,000	\$0
26	Collateralization Expenses or Debt Service				

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

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
JCHA-Wide Management Improvements	1) JCHA Agency Plan/Strategic Goals	1408						
	a) Staff			\$33,000	\$33,000	\$33,000	\$0	
	2) Transform Distressed "Projects" and Build New Communities						\$2,787	
	3) Promote & Enforce Resident Responsibility							
	a) One Strike: Staff			\$44,000	\$44,000	\$44,000	\$0	
	b) Res. Resp.: TAB Staff			\$84,000	\$84,000	\$84,000		
	JCHA Staff			\$86,000	\$86,000	\$86,000		
	Van Lease			\$7,000	\$7,000	\$7,000	\$2,113	
	ASP Staff & Trips			\$80,000	\$80,000	\$80,000		
	Training			\$10,000	\$10,000	\$10,000	\$0	
	4) Improve & Expand Senior Citizen Affordable Housing Opportunities							
	a) Staff			\$109,000	\$109,000	\$109,000		
	b) Security Contract			\$50,000	\$50,000	\$50,000		
	5) Achieve Greater Financial Stability							
a) Staff		\$26,000	\$26,000	\$26,000				
6) Ensure Civil Rights & Fair Housing Opportunities								
a) Site Based Waiting List: Staff		\$39,000	\$39,000	\$39,000				
7) Augment Staff Training & Development								
HA-Wide Admin	a) Training		\$25,000	\$25,000	\$25,000	\$438		
	8) Enhance Mgmt. Information Systems							
	a) MIS: Staff		\$98,000	\$98,000	\$98,000			
	b) Equipment, etc.		\$48,238	\$48,238	\$48,238	\$25,667		
HA-Wide Fees and Costs	Sub-Total 1408:			\$739,238	\$739,238	\$739,238	\$31,005	
	JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection and Accounting	1410		\$489,248	\$489,248	\$489,248	\$38,401	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-01 Lafayette Gardens	Site:	1450						
	Mechanical and Electrical:	1460						
	Dwelling Units: Demolition and Associated Costs (Bldgs. # 11-13)	1485		\$500,000	\$500,000	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-01:			\$500,000	\$500,000	\$0	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-2 Marion Gardens	Site:	1450						
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$20,000	\$20,000	\$20,000	\$0	
	Vacancy/Apt. Refurbishment			\$50,000	\$50,000	\$50,000	\$0	
	Apartment Painting (Seniors)			\$30,000	\$30,000	\$30,000	\$0	
	Hot Water System/Convactor Piping			\$30,000	\$30,000	\$30,000	\$0	
	Electric: Exterior Security Lighting			\$30,000	\$30,000	\$30,000	\$0	
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$0	
				\$180,000	\$180,000	\$180,000	\$0	
	Dwelling Units:	1460						
	Kitchen Modernization			\$75,000	\$75,000	\$0	\$0	
	Tuckpointing/Brick Repair			\$25,000	\$25,000	\$0	\$0	
	Boiler/Equipment Replace Gas/Oil Burner Combination			\$75,000	\$75,000	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	\$0	
Non-Dwelling Structures:	1470							
Total, N.J. 9-02:				\$365,000	\$365,000	\$190,000	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-03 Booker T. Washington Apts.	Site:							
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$10,000	\$10,000	\$10,000	\$0	
	Vacancy/Apt. Refurbishment			\$15,000	\$15,000	\$15,000	\$0	
	Painting Hall/Stairs			\$20,000	\$20,000	\$20,000	\$0	
	Apartment Painting			\$30,000	\$30,000	\$30,000	\$0	
	Interior Steam & Return Line			\$55,000	\$55,000	\$55,000	\$0	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$0	
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$0	
				\$150,000	\$150,000	\$150,000	\$0	
	Dwelling Units:	1460						
	Apartment Tiling			\$25,000	\$25,000	\$0	\$0	
	Boiler Room Stack/Breeching Repair			\$96,000	\$96,000	\$0	\$0	
	Lead-Based Paint Testing/Abatement			\$25,000	\$25,000	\$25,000	\$0	
	Dwelling Equipment:	1465.1						
Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	\$0		
Non-Dwelling Structures:	1470							
Total, N.J. 9-03:				\$306,000	\$306,000	\$185,000	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-04 Hudson Gardens	Site:							
	Site Improvements (Garbage Receptacles)	1450		\$10,000	\$10,000	\$0	\$0	
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$15,000	\$15,000	\$15,000	\$0	
	Apartment Painting			\$15,000	\$15,000	\$15,000	\$0	
	Lead Base Paint Testing/Abatement			\$20,000	\$20,000	\$20,000	\$0	
	Interior Steam & Return Line			\$15,000	\$15,000	\$15,000	\$0	
	Electric: Exterior Security Lighting			\$20,000	\$20,000	\$20,000	\$0	
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$0	
				\$95,000	\$95,000	\$95,000	\$0	
	Dwelling Units:							
	Boiler/Equipment Refurbishment	1460		\$60,000	\$60,000	\$0	\$0	
Dwelling Equipment:								
Ranges & Refrigerators	1465.1		\$10,000	\$10,000	\$10,000	\$0		
Non-Dwelling Structures:								
	1470							
Total, N.J. 9-04:				\$175,000	\$175,000	\$105,000	\$0	

HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ-39-P009-501-04 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2004	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-05 Holland Gardens	Site:	1450						
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$15,000	\$15,000	\$15,000	\$0	
	Vacancy/Apt. Refurbishment			\$25,000	\$25,000	\$25,000	\$0	
	Apartment Painting (Seniors)			\$25,000	\$25,000	\$25,000	\$0	
	Interior Steam & Return Line			\$25,000	\$25,000	\$25,000	\$0	
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$0	
	Electric: Exterior Security Lighting			\$20,000	\$20,000	\$20,000	\$0	
				\$120,000	\$120,000	\$120,000	\$0	
	Dwelling Units:							
	Radiator Valves Trap/Element Replace	1460		\$25,000	\$25,000	\$0	\$0	
Lead-Based Paint Testing/Abatement	1460		\$25,000	\$25,000	\$25,000	\$0		
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	\$0		
Non-Dwelling Structures:								
Community Hall Refurbishment	1470		\$15,000	\$15,000	\$0	\$0		
Total, N.J. 9-05:				\$195,000	\$195,000	\$155,000	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-06 Montgomery Gardens	Site:	1450						
	Underground Utility: Steam/Return			\$50,000	\$50,000	\$50,000	\$0	
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$20,000	\$20,000	\$20,000	\$0	
	Facility Doors: Interior & Exterior			\$15,000	\$15,000	\$15,000	\$0	
	Vacancy/Apt. Refurbishment			\$40,000	\$40,000	\$40,000	\$0	
	Paint Halls/Stairs			\$40,000	\$40,000	\$40,000	\$0	
	Apartment Painting			\$45,000	\$45,000	\$45,000	\$0	
	Elevator Shaft & Control Room Wiring			\$50,000	\$50,000	\$50,000	\$0	
	Interior Steam & Return Line			\$30,000	\$30,000	\$30,000	\$0	
	Compactor System Refurb			\$30,000	\$30,000	\$30,000	\$0	
	Electric: Exterior Security Lighting			\$30,000	\$30,000	\$30,000	\$0	
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$0	
				\$320,000	\$320,000	\$320,000	\$0	
	Dwelling Units:	1460						
	Kitchen Modernization (Apprentices)			\$25,000	\$25,000	\$25,000	\$0	
	Bathroom Modernization			\$50,000	\$50,000	\$0	\$0	
	Gas Line Replacement: Basement Main/Risers			\$25,000	\$25,000	\$0	\$0	
	Elevator: Cab Fire Proofing			\$110,000	\$110,000	\$0	\$0	
	Vacuum System Upgrade, Bldgs. 4, 5, 6			\$25,000	\$25,000	\$0	\$0	
Vent System Refurb Baths/Halls			\$20,000	\$20,000	\$0	\$0		
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$15,000	\$15,000	\$15,000	\$0		
Non-Dwelling Structures:	1470							
	Total, N.J. 9-06			\$640,000	\$640,000	\$410,000	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-07 Booker T. Washington Annex	Site:	1450						
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$8,000	\$8,000	\$8,000		
	Vacancy/Apt. Refurbishment			\$20,000	\$20,000	\$20,000		
	Apartment Painting			\$15,000	\$15,000	\$15,000		
	Interior Steam & Return Line			\$20,000	\$20,000	\$20,000		
	Fire Alarm System Upgrade			\$5,000	\$5,000	\$5,000		
				\$68,000	\$68,000	\$68,000		
	Dwelling Units:	1460						
	Kitchen Mod, Bldgs. 8&9			\$30,000	\$30,000	\$0	\$0	
	Apartment Tiling			\$10,000	\$10,000	\$0	\$0	
	Exterior Painting			\$10,000	\$10,000	\$10,000	\$0	
	Dwelling Equipment:	1465.1						
Ranges & Refrigerators			\$5,000	\$5,000	\$5,000	\$0		
Non-Dwelling Structures:	1470							
Total, N.J. 9-07:				\$123,000	\$123,000	\$83,000	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004		
			Replacement Housing Factor Grant No.:						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
N.J. 9-09 A. Harry Moore Apts.	Site:	1450							
	Mechanical and Electrical:	1460							
	Roof Repair/Tuckpointing			\$20,000	\$20,000	\$20,000	\$0		
	Facility Doors: Interior & Exterior			\$15,000	\$15,000	\$15,000	\$0		
	Vacancy/Apt. Refurbishment			\$100,000	\$100,000	\$100,000	\$0		
	Elevator Shaft & Control Room Wiring			\$50,000	\$50,000	\$50,000	\$0		
	Interior Steam & Return Line			\$30,000	\$30,000	\$30,000	\$0		
	Compactor System Refurb			\$30,000	\$30,000	\$30,000	\$0		
	Electric: Exterior Security Lighting			\$30,000	\$30,000	\$30,000	\$0		
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$0		
					\$295,000	\$295,000	\$295,000	\$0	
	Dwelling Structures:	1460							
	Dwelling Equipment:	1465.1							
Ranges & Refrigerators				\$20,000	\$20,000	\$20,000	\$0		
Non-Dwelling Structures:	1470								
Total, N.J. 9-09:				\$315,000	\$315,000	\$315,000	\$0		

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-10 Curries Woods	Site:	1450						
	Mechanical and Electrical:	1460						
	Roof Repair/Siding			\$10,000	\$10,000	\$10,000	\$0	
	Vacancy/Apt. Refurbishment			\$30,000	\$30,000	\$30,000	\$0	
	Elevator Shaft & Control Room Wiring			\$10,000	\$10,000	\$10,000	\$0	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$0	
	Apartment Painting (Seniors)			\$20,000	\$20,000	\$20,000	\$0	
				\$80,000	\$80,000	\$80,000	\$0	
	Dwelling Units:	1460						
	Phase II Floors (2nd layer)			\$20,000	\$20,000	\$20,000	\$0	
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	\$0		
Non-Dwelling Structures:	1470							
Total, N.J. 9-10:				\$110,000	\$110,000	\$110,000	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-11 Berry Gardens I & II	Site:	1450						
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$10,000	\$10,000	\$10,000	\$0	
	Vacancy/Apt. Refurbishment			\$20,000	\$20,000	\$20,000	\$0	
	Elevator Shaft & Control Room Wiring			\$20,000	\$20,000	\$20,000	\$0	
	Interior Steam & Return Line			\$20,000	\$20,000	\$20,000	\$0	
	Compactor System Refurb			\$10,000	\$10,000	\$10,000	\$0	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$0	
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$0	
				\$100,000	\$100,000	\$100,000	\$0	
	Dwelling Units:							
	Kitchen Modernization	1460		\$50,000	\$50,000	\$0	\$0	
	Security Doors (Intercom, Buzzer System, 199 Danforth)	1460		\$100,000	\$100,000	\$0	\$0	
	Bathroom Modernization	1460		\$50,000	\$50,000	\$0	\$0	
	Apartment Painting	1460		\$10,000	\$10,000	\$0	\$0	
Fire Pump Refurb	1430		\$15,000	\$15,000	\$0	\$0		
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$20,000	\$20,000	\$20,000	\$0		
Non-Dwelling Structures:	1470							
Total, N.J. 9-11:				\$345,000	\$345,000	\$120,000	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-14 Thomas J. Stewart Apts.	Site:	1460						
	Mechanical and Electrical:							
	Roof Repair/Tuckpointing			\$5,000	\$5,000	\$5,000	\$0	
	Vacancy/Apt. Refurbishment			\$5,000	\$5,000	\$5,000	\$0	
	Painting Halls/Stairs			\$5,000	\$5,000	\$5,000	\$0	
	Plastering Work Items			\$5,000	\$5,000	\$5,000	\$0	
	Apartment Painting			\$10,000	\$10,000	\$10,000	\$0	
	Elevator Shaft & Control Room Wiring		\$10,000	\$10,000	\$10,000	\$0		
				\$40,000	\$40,000	\$40,000	\$0	
	Dwelling Units:	1460						
Dwelling Equipment:	1465.1							
Ranges & Refrigerators		\$15,000	\$15,000	\$15,000	\$0			
Non-Dwelling Structures:	1470							
Total, N.J. 9-14:				\$55,000	\$55,000	\$55,000	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-15/18 Site: Berry Gardens III & IV		1430						
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$10,000	\$10,000	\$10,000	\$0	
	Vacancy/Apt. Refurbishment			\$10,000	\$10,000	\$10,000	\$0	
	Apartment Painting			\$10,000	\$10,000	\$10,000	\$0	
	Elevator: Shaft & Control Room Wiring			\$5,000	\$5,000	\$5,000	\$0	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$0	
				\$45,000	\$45,000	\$45,000	\$0	
	Dwelling Units:	1460						
	Kitchen Modernization			\$20,000	\$20,000	\$0	\$0	
	Apartment/Hallway Floor Refurb			\$25,000	\$25,000	\$0	\$0	
	Emergency Generator Stack Replace/ Trans Switch			\$145,000	\$145,000	\$0	\$0	
	Window Parts Replacement (Remedial) 72-82 Danforth Avenue			\$100,000	\$100,000	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	\$0	
Non-Dwelling Structures	1470							
	Total, N.J. 9-15/18:			\$345,000	\$345,000	\$55,000	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-20 Dwight Street Homes	Site:							
	Mechanical and Electrical:	1460						
	Roof Repair/Siding			\$10,000	\$10,000	\$10,000	\$0	
	Vacancy Refurbishment			\$20,000	\$20,000	\$20,000	\$0	
	Dwelling Units:	1460						
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$5,000	\$5,000	\$5,000	\$0	
	Non-Dwelling Structures	1470						
	Total, N.J. 9-20:			\$35,000	\$35,000	\$35,000	\$0	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Site:	1430						
	Mechanical and Electrical:	1460						
	Dwelling Units:							
	Install Card Access System, Bldgs. 7&8	1460		\$40,000	\$40,000	\$0	\$0	
	Install Emergency Generator for Basis Power and Communications System, Bldgs. 7&8 P&S	1430		\$45,000	\$45,000	\$0	\$0	
	Install Emergency Generator for Basis Power and Communications System, Bldgs. 7&9	1460		\$70,000	\$70,000	\$0	\$0	
	Dwelling Equipment:	1465.1						
Non-Dwelling Structures								
	Total, PHA-WIDE:			\$155,000	\$155,000	\$0	\$0	

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

HA Name Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No.: NJ-39-P009-501-04 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2004
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1) JCHA Strategic Goals	9/13/2006			9/13/2008			
2) Promote & Enforce Resident Responsibility	9/13/2006			9/13/2008			
3) Improve & Expand Sr. Citizen Affordable Housing Opportunities	9/13/2006			9/13/2008			
4) Achieve Greater Financial Stability	9/13/2006			9/13/2008			
5) Ensure Civil Rights & Fair Housing Opportunities	9/13/2006			9/13/2008			
6) Augment Staff Training & Develop.	9/13/2006			9/13/2008			
7) Enhance Mgt. Information Systems	9/13/2006			9/13/2008			
Administrative/PHA Wide	9/13/2006			9/13/2008			
N.J. 9-01, Lafayette Gardens	9/13/2006			9/13/2008			
N.J. 9-02, Marion Gardens	9/13/2006			9/13/2008			
N.J. 9-03/7, B.T. Washington Apts.	9/13/2006			9/13/2008			
N.J. 9-04, Hudson Gardens	9/13/2006			9/13/2008			
N.J. 9-05, Holland Gardens	9/13/2006			9/13/2008			
N.J. 9-06, Montgomery Gardens	9/13/2006			9/13/2008			
N.J. 9-09, A. Harry Moore Apts.	9/13/2006			9/13/2008			
N.J. 9-10, Currie Woods Apts.	9/13/2006			9/13/2008			
N.J. 9-11, Berry Gardens, I & II	9/13/2006			9/13/2008			
N.J. 9-14, Thomas J. Stewart Apts.	9/13/2006			9/13/2008			
N.J. 9-15/18, Berry Gardens, III & IV	9/13/2006			9/13/2008			
N.J. 9-14, Thomas J. Stewart Apts.	9/13/2006			9/13/2008			
N.J. 9-15/18, Berry Gardens, III & IV	9/13/2006			9/13/2008			
N.J. 9-20 Dwight Street Homes	9/13/2006			9/13/2008			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 2003

Part I: Summary

HA Name Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No: NJ-39-P009-502-03 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2003
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending_9/30/04____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$72,783	\$72,783	\$72,783	\$1,993
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$40,000	\$40,000	\$0	\$0
8	1440 Site Acquisition				
9	1450 Site Improvements	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$1,180,000	\$1,195,649	\$145,649	\$38,494
11	1465.1 Dwelling Equipment-Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$150,000	\$134,351	\$10,000	\$8,179
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-18)	\$1,442,783	\$1,442,783	\$228,432	\$48,666
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security - Soft Costs				
	Amount of line 20 Related to Security - Hard Costs	\$235,000			
	Amount of line 19 Related to Energy Conservation Measures	\$100,000			
	Collateralization Expenses or Debt Service				

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
JCHA-Wide Management Improvements		1408						
HA-Wide Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring, Accounting & Legal	1410		\$72,783	\$72,783	\$72,783	\$1,993	
HA-Wide Fees and Costs								
	Total 1410:			\$72,783	\$72,783	\$72,783	\$1,993	

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-1 Lafayette Gardens	Site:	1450						
	Skilled Trades:	1460						
	Demolition	1485						
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-01:			\$0				

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-2 Marion Gardens	Site: Site Improvements	1450						
	Skilled Trades Facility Doors	1460		\$40,000	\$40,000	\$40,000		
	Dwelling Units: Apt. Window Replacement (1 Bldg.)	1460		\$225,000	\$225,000	\$0	\$0	
	Dwelling Equipment: Ranges and Refrigerators	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-02:			\$265,000	\$265,000	\$40,000	\$0	

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-03 Booker T. Washington Apts.	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Lobby Entrance Door Refurb	1460		\$115,000	\$115,000	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-03:				\$115,000	\$115,000	\$0	\$0	

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-07 Booker T. Washington Annex	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Structures:	1460						
	Pipe Insulation			\$20,000	\$20,000	\$0	\$0	
	Lobby Entrance Door Refurb			\$80,000	\$80,000	\$0	\$0	
	Dwelling Equipment:	1465.1						
Non-Dwelling Structures:	1470							
Total, N.J. 9-07:				\$100,000	\$100,000	\$0	\$0	

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-04 Hudson Gardens	A/E Fees:	1430						
	Trash Diposal Area			\$15,000	\$15,000	\$0	\$0	
	Dwelling Structures	1460						
	Pipe Insulation			\$10,000	\$10,000	\$0	\$0	
	Hot Water Boiler Repair			\$10,000	\$10,000	\$10,000	\$9,170	
	Dwelling Units:	1460						
	Apt. Window Replacement (Bldgs. # 5 & 6)			\$275,000	\$275,000	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-04:			\$310,000	\$310,000	\$10,000	\$9,170	

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-05 Holland Gardens	Site:	1450						
	Skilled Trades: Fire Escapes & Foundation:Refurb/Paint	1460		\$70,000	\$70,000	\$70,000	\$20,154	
	Dwelling Structures: Pipe Insulation	1460		\$10,000	\$10,000	\$0	\$0	
	Hot Water Boiler Repair			\$10,000	\$10,000	\$10,000	\$9,170	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-05:			\$90,000	\$90,000	\$80,000	\$29,324	

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-06 Montgomery Gardens	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Structures:	1460						
	Pipe Insulation			\$20,000	\$20,000	\$0	\$0	
	Elevator Security Camera			\$150,000	\$150,000	\$0	\$0	
Dwelling Equipment:	1465.1							
Non-Dwelling Structures:	1470							
Total, N.J. 9-06				\$170,000	\$170,000	\$0	\$0	

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-9 A. Harry Moore Apts.	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units:	1460						
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-09			\$0				

Signature of Executive Director & Date: _____

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-10 Curries Woods	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units:	1430						
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-10:			\$0				

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-11 Berry Gardens I & II	Site:	1450						
	Dwelling Structures:	1460						
	Pipe Insulation			\$20,000	\$20,000	\$0	\$0	
	Bathrooms/Reliners			\$125,000	\$125,000	\$0	\$0	
	Dwelling Units:	1460						
Dwelling Equipment:	1465.1							
Non-Dwelling Structures:	1470							
Community Hall & Lobby Refurb				\$75,000	\$75,000	\$10,000	\$8,179	
Total, N.J. 9-11:				\$220,000	\$220,000	\$10,000	\$8,179	

Signature of Executive Director & Date:

X

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

X

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²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-14 Thomas J. Stewart Apts.	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units:	1460						
	Elevator Motor			\$0	\$15,649	\$15,649	\$0	
	Dwelling Equipment:	1465.1						
Non-Dwelling Structures:	1470							
Basement Area Floor Resurface				\$75,000	\$59,351	\$0	\$0	
Total, N.J. 9-14:				\$75,000	\$75,000	\$15,649	\$0	

Signature of Executive Director & Date:

X

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

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-15/18 Berry Gardens III & IV	Site: Site Improvements	1450						
	Skilled Trades:	1460						
	Dwelling Units:	1460						
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-15/18:				\$0				

Signature of Executive Director & Date:

X

X

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-20 Dwight Street Homes	Site Improvements:							
	Skilled Trades:							
Total, NJ 9-20:					\$0			

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations:	1406						
	Fees and Costs:	1430						
	Central Office Communications System Consultant Contract			\$25,000	\$25,000	\$0	\$0	
	Non-Dwelling Structures:	1470						
	Total, PHA-Wide			\$25,000	\$25,000	\$0	\$0	

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
Administration	9/16/2005			9/16/2007			
N.J. 9-01, Lafayette Gardens	9/16/2005			9/16/2007			
N.J. 9-02, Marion Gardens	9/16/2005			9/16/2007			
N.J. 9-03/7, Booker T. Washington Apts.	9/16/2005			9/16/2007			
N.J. 9-04, Hudson Gardens	9/16/2005			9/16/2007			
N.J. 9-05, Holland Gardens	9/16/2005			9/16/2007			
N.J. 9-06, Montgomery Gardens	9/16/2005			9/16/2007			
N.J. 9-09, A. Harry Moore Apts.	9/16/2005			9/16/2007			
N.J. 9-10,21,27,28,29 Curries Woods	9/16/2005			9/16/2007			
N.J. 9-11, Berry Gardens, I & II	9/16/2005			9/16/2007			
N.J. 9-14, Thomas J. Stewart Apts.	9/16/2005			9/16/2007			
N.J. 9-15/18, Berry Gardens, III & IV	9/16/2005			9/16/2007			
PHA-Wide	9/16/2005			9/16/2007			

Signature of Executive Director & Date:

X

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

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2002

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

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

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: NJ39R00950102	FFY of Grant Approval: 2002
--	--	--------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending 9/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$721,003	\$721,003	\$721,003	\$429,429
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$721,003	\$721,003	\$721,003	\$429,429
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2002

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ^c	Funds Expended ^c	
N.J. 9-10 Curries Woods	Site:	1450						Ongoing
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing in conjunction with Curries Woods HOPE VI Revitalization Phase V	1460		\$721,003	\$721,003	\$721,003	\$429,429	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-10:				\$721,003	\$721,003	\$721,003	\$429,429	

Signature of Executive Director & Date:

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

X

X

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

form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2002

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

Signature of Executive Director & Date:

Signature of Public Housing Director Administrator & Date:

X

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2003

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

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

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: NJ39R00950103	FFY of Grant Approval: 2003
--	---	---------------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending__9/30/04_____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$627,736	\$627,736	\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$627,736	\$627,736	\$0	\$0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2003

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ^c	Funds Expended ^c	
N.J. 9-1 Lafayette Gardens	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing in conjunction with Lafayette Gardens HOPE VI Revitalization Plan	1460		\$627,736	\$627,736	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-01:				\$627,736	\$627,736	\$0	\$0	

Signature of Executive Director & Date:

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

X

X

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

form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2003

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-1, Lafayette Gardens	9/16/2005			9/16/2007			

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2004

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

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

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: NJ39R00950104	FFY of Grant Approval: 2004
--	--	--------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending__ 9/30/04 _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$2,816,791	\$2,816,791	\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$2,816,791	\$2,816,791	\$0	\$0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2004

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ^c	Funds Expended ^c	
N.J. 9-9 A. Harry Moore Apts.	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units	1460		\$2,816,791	\$2,816,791	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-09				\$2,816,791	\$2,816,791	\$0	\$0	

Signature of Executive Director & Date:

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

X

X

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

form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2004

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-9, A Harry Moore Apts.	9/13/2006			9/13/2008			

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 2003

Part I: Summary

HA Name Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No: Replace. Housing Factor Grant No.: NJ39-R009-502-03	Federal FY of Grant: 2003
--	---	----------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 9/30/04 _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP 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	\$195,559	\$195,559	\$0	\$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				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-18)	\$195,559	\$195,559	\$0	\$0
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security - Soft Costs				
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 19 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-1 Lafayette Gardens	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units:	1460						
	Replacement Housing in conjunction with Lafayette Gardens HOPE VI Revitalization Plan			\$195,559	\$195,559	\$0	\$0	
	Dwelling Equipment:	1465.1						
Non-Dwelling Structures:	1470							
Total, N.J. 9-02:				\$195,559	\$195,559	\$0	\$0	

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-1, Lafayette Gardens	4/30/2006			4/30/2008			

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2004

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

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

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: NJ39R00950204	FFY of Grant Approval: 2004
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending __9/30/04____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$330,011	\$330,011	\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$330,011	\$330,011	\$0	\$0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2004

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ^c	Funds Expended ^c	
N.J. 9-9 A. Harry Moore Apts.	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units	1460		\$330,011	\$330,011	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-09				\$330,011	\$330,011	\$0	\$0	

Signature of Executive Director & Date:

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

X

X

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

form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2004

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-9, A Harry Moore Apts.	9/13/2006			9/13/2008			

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan

Part I: Summary (DRAFT)

		Grant Type and Number Capital Fund Program Grant No: NJ-39-P009-501-05		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision. No.: _____	
Development Number/ Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009
NJ 9-01, Lafayette Gardens	See Annual Statement	\$500,000	\$500,000	\$500,000	\$500,000
NJ 9-02, Marion Gardens		\$570,000	\$605,000	\$630,000	\$630,000
NJ 9-03, Booker T. Washington		\$1,077,000	\$712,000	\$712,000	\$712,000
NJ 9-07, Booker T. Washington Annex		\$178,000	\$363,000	\$158,000	\$158,000
NJ 9-04, Hudson Gardens		\$665,000	\$375,000	\$500,000	\$200,000
NJ 9-05, Holland Gardens		\$680,000	\$310,000	\$295,000	\$295,000
NJ 9-06, Montgomery Gardens		\$660,000	\$900,000	\$650,000	\$450,000
NJ 9-09, A. Harry Moore		\$320,000	\$320,000	\$320,000	\$320,000
NJ 9-10, Curries Woods		\$90,000	\$90,000	\$90,000	\$90,000
NJ 9-11, Berry Gardens I & II		\$933,000	\$496,000	\$246,000	\$246,000
NJ 9-14, Thomas J. Stewart	\$168,000	\$128,000	\$103,000	\$78,000	
NJ 9-15/18, Berry Gardens III & IV	\$295,000	\$255,000	\$70,000	\$70,000	
NJ 9-20, Dwight Street Homes	\$0	\$0	\$0	\$0	
Total CFP Funds Listed for 5-year planning		\$6,136,000	\$5,054,000	\$4,274,000	\$3,749,000
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-01, Lafayette Gardens</u>			<u>N.J. 9-01, Lafayette Gardens</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Skilled Trades			Skilled Trades		
	Dwelling Structures Demolition and Associated Costs		\$500,000	Dwelling Structures Demolition and Associated Costs		\$500,000
	Dwelling Equipment			Dwelling Equipment		
	Non-Dwelling Structures			Non-Dwelling Structures		
	Subtotal of Estimated Cost, Lafayette Gardens, Year 2		\$500,000	Subtotal of Estimated Cost, Lafayette Gardens, Year 3		\$500,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-01, Lafayette Gardens</u>			<u>N.J. 9-01, Lafayette Gardens</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Skilled Trades			Skilled Trades		
	Dwelling Structures Demolition and Associated Costs		\$500,000	Dwelling Structures Demolition and Associated Costs		\$500,000
	Dwelling Equipment			Dwelling Equipment		
	Non-Dwelling Structures			Non-Dwelling Structures		
	Subtotal of Estimated Cost, Lafayette Gardens, Year 4			\$500,000	Subtotal of Estimated Cost, Lafayette Gardens, Year 5	

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	See Annual Statement	<u>N.J. 9-2, Marion Gardens</u>			<u>N.J. 9-2, Marion Gardens</u>	
	Site Improvements/Utilities			Site Improvements/Utilities		
	Underground Utility: Steam/Return		\$75,000	Underground Utility: Steam/Return		\$75,000
	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$20,000
	Vacancy/Apt. Refurbishment		\$80,000	Vacancy/Apt. Refurbishment		\$80,000
	Painting Halls/Stairs		\$20,000	Painting Halls/Stairs		\$20,000
	Apartment Painting (Seniors)		\$30,000	Plastering Work Items		\$30,000
	Interior Sewer Cleaning		\$15,000	Facility Masonry Repair		\$20,000
	Hot Water System/Convactor Piping		\$30,000	Apartment Painting (Seniors)		\$30,000
	Electric: Exterior Security Lighting		\$30,000	Interior Sewer Cleaning		\$15,000
	Fire Alarm System Upgrade		\$20,000	Hot Water Sys./Convactor Piping		\$30,000
	Dwelling Structures			Utility Monitoring System		\$5,000
	Kitchen Modernization		\$75,000	Electric: Exterior Security Lighting		\$30,000
	Tuckpointing/Brick Repair		\$25,000	Fire Alarm System Upgrade		\$20,000
	Pipe Insulation/Cath Protection		\$20,000	Dwelling Structures		
	Fire Escapes: Replace, Refurb, Paint		\$20,000	Kitchen Modernization		\$75,000
	A/C Sleeves		\$40,000	Tuckpointing/Brick Repair		\$25,000
	Bldg. Entrance Sec'y & Intercom System (1 entrance)		\$50,000	Pipe Insulation/Cath Protection		\$20,000
				A/C Sleeves		\$40,000
				Bldg. Entrance Sec'y & Intercom System (1 entrance)		\$50,000
	Dwelling Equipment			Dwelling Equipment		
	Ranges and Refrigerators		\$20,000	Ranges and Refrigerators		\$20,000
	Subtotal of Estimated Cost, Marion Gardens, Year 2		\$570,000	Subtotal of Estimated Cost, Marion Gardens, Year 3		\$605,000

form HUD-52834 (10/96)

ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-2, Marion Gardens</u>			<u>N.J. 9-2, Marion Gardens</u>			
	Site Improvements/Utilities			Site Improvements/Utilities			
	Underground Utility: Steam/Return		\$75,000	Underground Utility: Steam/Return		\$75,000	
	Skilled Trades			Skilled Trades			
	Roof Repair		\$20,000	Roof Repair		\$20,000	
	Vacancy/Apt. Refurbishment		\$80,000	Vacancy/Apt. Refurbishment		\$80,000	
	Plastering Work Items		\$30,000	Plastering Work Items		\$30,000	
	Facility Masonry Repair		\$20,000	Facility Masonry Repair		\$20,000	
	Apartment Painting (Seniors)		\$30,000	Apartment Painting (Seniors)		\$30,000	
	Boiler Upgrade/Tube Replacement		\$40,000	Boiler Upgrade/Tube Replacement		\$40,000	
	Pump Refurb./Zone Control		\$20,000	Pump Refurb./Zone Control		\$20,000	
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$15,000	
	Hot Water Sys./Convactor Piping		\$30,000	Hot Water Sys./Convactor Piping		\$30,000	
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$10,000	
	Electric: Exterior Security Lighting		\$30,000	Electric: Exterior Security Lighting		\$30,000	
	Fire Alarm System Upgrade		\$20,000	Fire Alarm System Upgrade		\$20,000	
	Dwelling Structures			Dwelling Structures			
Kitchen Modernization		\$75,000	Kitchen Modernization		\$75,000		
Tuckpointing/Brick Repair		\$25,000	Tuckpointing/Brick Repair		\$25,000		
A/C Sleeves		\$40,000	A/C Sleeves		\$40,000		
Bldg. Entrance Sec'y & Intercom System (1 entrance)		\$50,000	Bldg. Entrance Sec'y & Intercom System (1 entrance)		\$50,000		
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000		
Subtotal of Estimated Cost, Marion Gardens, Year 4			\$630,000	Subtotal of Estimated Cost, Marion Gardens, Year 5			\$630,000

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	<u>N.J. 9-03, Booker T. Washington Apts.</u>				<u>N.J. 9-03, Booker T. Washington Apts.</u>		
Site Improvements/Utilities				Site Improvements/Utilities			
Underground Utility: Steam/Return (bldgs. 6 & 7)			\$20,000	Underground Utility: Steam/Return (bldgs. 6 & 7)		\$20,000	
Underground Utility: Sewers			\$120,000				
Site Survey			\$45,000				
See				Skilled Trades			
Skilled Trades				Roof Repair		\$10,000	
Roof Repair			\$10,000	Facility Doors: Interior & Exterior		\$20,000	
Facility Doors: Interior & Exterior			\$20,000	Vacancy/Apt. Refurbishment		\$40,000	
Vacancy/Apt. Refurbishment			\$40,000	Painting Halls/Stairs		\$20,000	
Painting Halls/Stairs			\$20,000	Plastering Work Items		\$20,000	
Plastering Work Items			\$20,000	Facility Masonry Repair		\$20,000	
Facility Masonry Repair			\$20,000	Apartment Painting		\$20,000	
Apartment Painting			\$20,000	Boiler Upgrade/Tube Replacement		\$15,000	
Boiler Upgrade/Tube Replacement			\$15,000	Heating/Boiler Refurbishing		\$15,000	
Heating/Boiler Refurbishing			\$15,000	Pump Refurb./Zone Control		\$20,000	
Pump Refurb./Zone Control			\$20,000	Interior Steam & Return Line		\$40,000	
Interior Steam & Return Line			\$40,000	Interior Sewer Cleaning		\$15,000	
Interior Sewer Cleaning			\$15,000	Utility Monitoring System		\$20,000	
Utility Monitoring System			\$20,000	Electric: Upgrade/Rewire Apts.		\$30,000	
Electric: Upgrade/Rewire Apts.			\$30,000	Electric: Exterior Security Lighting		\$12,000	
Electric: Exterior Security Lighting			\$12,000	Fence Painting		\$15,000	
Fence Painting			\$15,000	Fire Alarm System Upgrade		\$10,000	
Fire Alarm System Upgrade			\$10,000				
Dwelling Structures				Dwelling Structures			
Apt. Windows: (inclgd. FE) Sill Repair/Caulking			\$375,000	Apt. Windows: (inclgd. FE) Sill Repair/Caulking		\$300,000	
Boiler/Equipment Make-Up Tank Refurbishment			\$125,000	Pipe Insulation		\$20,000	
Pipe Insulation			\$20,000				
Dwelling Equipment				Dwelling Equipment			
Ranges & Refrigerators			\$20,000	Ranges & Refrigerators		\$20,000	
Non-Dwelling Structures				Non-Dwelling Structures			
504 Accessibility Compliance			\$10,000	504 Accessibility Compliance		\$10,000	
Subtotal of Estimated Cost, Booker T. Washington, Year 2			\$1,077,000	Subtotal of Estimated Cost, Booker T. Washington, Year 3			\$712,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-03, Booker T. Washington Apts.</u>			<u>N.J. 9-03, Booker T. Washington Apts.</u>			
	Site Improvements/Utilities Underground Utility: Steam/Return (bldgs. 6 & 7)		\$20,000	Site Improvements/Utilities Underground Utility: Steam/Return (bldgs. 6 & 7)		\$20,000	
	Skilled Trades			Skilled Trades			
	Roof Repair		\$10,000	Roof Repair		\$10,000	
	Facility Doors: Interior & Exterior		\$20,000	Facility Doors: Interior & Exterior		\$20,000	
	Vacancy/Apt. Refurbishment		\$40,000	Vacancy/Apt. Refurbishment		\$40,000	
	Painting Halls/Stairs		\$20,000	Painting Halls/Stairs		\$20,000	
	Plastering Work Items		\$20,000	Plastering Work Items		\$20,000	
	Facility Masonry Repair		\$20,000	Facility Masonry Repair		\$20,000	
	Apartment Painting		\$20,000	Apartment Painting		\$20,000	
	Boiler Upgrade/Tube Replacement		\$15,000	Boiler Upgrade/Tube Replacement		\$15,000	
	Heating/Boiler Refurbishing		\$15,000	Heating/Boiler Refurbishing		\$15,000	
	Pump Refurb./Zone Control		\$20,000	Pump Refurb./Zone Control		\$20,000	
	Interior Steam & Return Line		\$40,000	Interior Steam & Return Line		\$40,000	
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$15,000	
	Utility Monitoring System		\$20,000	Utility Monitoring System		\$20,000	
	Electric: Upgrade/Rewire Apts.		\$30,000	Electric: Upgrade/Rewire Apts.		\$30,000	
	Electric: Exterior Security Lighting		\$12,000	Electric: Exterior Security Lighting		\$12,000	
	Fence Painting		\$15,000	Fence Painting		\$15,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000	
Dwelling Structures			Dwelling Structures				
Apt. Windows: (inclgd. FE) Sill Repair/Caulking		\$300,000	Apt. Windows: (inclgd. FE) Sill Repair/Caulking		\$300,000		
Pipe Insulation		\$20,000	Pipe Insulation		\$20,000		
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000		
Non-Dwelling Structures			Non-Dwelling Structures				
504 Accessibility Compliance		\$10,000	504 Accessibility Compliance		\$10,000		
Subtotal of Estimated Cost, Booker T. Washington, Year 4			\$712,000	Subtotal of Estimated Cost, Booker T. Washington, Year 5			\$712,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<u>N.J. 9-04, Hudson Gardens</u>				<u>N.J. 9-04, Hudson Gardens</u>	
See Annual Statement	Site Improvements/Utilities			Site Improvements/Utilities		
	Site Improvements-Playground Equipment		\$30,000	Site Improvements-Playground Equipment		\$125,000
	Site Upgrade-Sidewalks		\$50,000	Site Upgrade-Sidewalks		\$50,000
	Site Survey		\$25,000			
	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$20,000
	Facility Doors: Interior & Exterior		\$10,000	Facility Doors: Interior & Exterior		\$10,000
	Vacancy/Apt. Refurbishment		\$20,000	Vacancy/Apt. Refurbishment		\$20,000
	Plastering Work Items		\$10,000	Painting Halls/Stairs		\$10,000
	Facility Masonry Repair		\$10,000	Plastering Work Items		\$10,000
	Heating/Boiler Refurbishing		\$10,000	Facility Masonry Repair		\$10,000
	Pump Refurb/Zone Control		\$10,000	Heating/Boiler Refurbishing		\$10,000
	Interior Steam & Return Line		\$15,000	Pump Refurb/Zone Control		\$10,000
	Interior Sewer Cleaning		\$15,000	Interior Steam & Return Line		\$15,000
	Utility Monitoring System		\$10,000	Interior Sewer Cleaning		\$15,000
	Electric: Exterior Security Lighting		\$10,000	Utility Monitoring System		\$10,000
	Fire Alarm System Upgrade		\$10,000	Electric: Exterior Security Lighting		\$10,000
				Fire Alarm System Upgrade		\$10,000
	Dwelling Structures			Dwelling Structures		
	Boiler/Equipment Refurbishment (tubing)		\$125,000	Pipe Insulation		\$20,000
Domestic Hot Water Tank Replacement		\$140,000				
Pipe Insulation		\$20,000				
Fire Escapes: Replace, Refurb, Paint		\$20,000				
Painting: Halls/Stairs		\$10,000				
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000	
Non-Dwelling Structures						
Community Hall/Windows		\$75,000				
	Subtotal of Estimated Cost, Hudson Gardens, Year 2		\$665,000	Subtotal of Estimated Cost, Hudson Gardens, Year 3		\$375,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-04, Hudson Gardens</u>			<u>N.J. 9-04, Hudson Gardens</u>		
	Site Improvements/Utilities					
	Site Improvements-Playground Equipment		\$125,000			
	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$20,000
	Facility Doors: Interior & Exterior		\$10,000	Facility Doors: Interior & Exterior		\$10,000
	Vacancy/Apt. Refurbishment		\$20,000	Vacancy/Apt. Refurbishment		\$20,000
	Plastering Work Items		\$10,000	Plastering Work Items		\$10,000
	Facility Masonry Repair		\$10,000	Facility Masonry Repair		\$10,000
	Heating/Boiler Refurbishing		\$10,000	Heating/Boiler Refurbishing		\$10,000
	Pump Refurb/Zone Control		\$10,000	Pump Refurb/Zone Control		\$10,000
	Interior Steam & Return Line		\$15,000	Interior Steam & Return Line		\$15,000
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$15,000
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$10,000
	Electric: Exterior Security Lighting		\$10,000	Electric: Exterior Security Lighting		\$10,000
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000
Dwelling Structures						
Radiator Valves Trap/Element Replacement		\$175,000				
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000	
Non-Dwelling Structures			Non-Dwelling Structures			
Community Hall/Painting		\$30,000	Community Hall/Painting		\$30,000	
	Subtotal of Estimated Cost, Hudson Gardens, Year 4		\$500,000	Subtotal of Estimated Cost, Hudson Gardens, Year 5		\$200,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-05, Holland Gardens</u>			<u>N.J. 9-05, Holland Gardens</u>			
	Site Improvements/Utilities						
	Site Upgrade/Interior Flood Lights		\$40,000				
	Site Survey		\$15,000				
	Skilled Trades			Skilled Trades			
	Roof Repair		\$15,000	Roof Repair		\$15,000	
	Vacancy/Apt. Refurbishment		\$50,000	Vacancy/Apt. Refurbishment		\$50,000	
	Apartment Painting (Seniors)		\$25,000	Apartment Painting (Seniors)		\$25,000	
	Plastering Work Items		\$15,000	Plastering Work Items		\$15,000	
	Heating/Boiler Refurbishing		\$15,000	Heating/Boiler Refurbishing		\$15,000	
	Interior Steam & Return Line		\$25,000	Interior Steam & Return Line		\$25,000	
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$20,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000	
	Dwelling Structures			Dwelling Structures			
	Kitchen Modernization		\$15,000	Bathroom Modernization: Minor		\$25,000	
	Bathroom Modernization.: Minor		\$25,000	Hallway Windows		\$70,000	
	Hot Water Heating System/Replace Tubes		\$125,000	Pipe Insulation		\$20,000	
	Domestic Water Tank Replacement		\$140,000				
	Pipe Insulation		\$40,000				
	Radiator Valves Trap/Element Replace		\$25,000				
Fire Escapes: Replace, Refurb, Paint		\$25,000					
LB Paint Testing/Abatement		\$35,000					
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000		
Subtotal of Estimated Cost, Holland Gardens, Year 2			\$680,000	Subtotal of Estimated Cost, Holland Gardens, Year 3			\$310,000

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-05, Holland Gardens</u>			<u>N.J. 9-05, Holland Gardens</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$15,000	Roof Repair		\$15,000	
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		\$15,000	
	Vacancy/Apt. Refurbishment		\$50,000	Vacancy/Apt. Refurbishment		\$50,000	
	Apartment Painting (Seniors)		\$25,000	Apartment Painting (Seniors)		\$25,000	
	Plastering Work Items		\$15,000	Plastering Work Items		\$15,000	
	Facility Masonry Repair		\$10,000	Facility Masonry Repair		\$10,000	
	Heating/Boiler Refurbishing		\$15,000	Heating/Boiler Refurbishing		\$15,000	
	Pump Refurb/Zone Control		\$15,000	Pump Refurb/Zone Control		\$15,000	
	Interior Steam & Return Line		\$25,000	Interior Steam & Return Line		\$25,000	
	Interior Sewer Cleaning		\$5,000	Interior Sewer Cleaning		\$5,000	
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$10,000	
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$20,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000	
	Dwelling Structures			Dwelling Structures			
	Bathroom Modernization: Minor		\$25,000	Bathroom Modernization: Minor		\$25,000	
Pipe Insulation		\$20,000	Pipe Insulation		\$20,000		
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000		
Subtotal of Estimated Cost, Holland Gardens, Year 4			\$295,000	Subtotal of Estimated Cost, Holland Gardens, Year 5			\$295,000

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	See	<u>N.J. 9-06, Montgomery Gardens</u>			<u>N.J. 9-06, Montgomery Gardens</u>	
Annual	Site Improvements/Utilities Underground Utility: Steam/Return		\$150,000			
Statement	Skilled Trades Roof Repair Facility Doors: Interior & Exterior Vacancy/Apt. Refurbishment Painting: Halls/Stairs Plastering Work Items Apartment Painting (Seniors) Elevator: Shaft & Cont. Rm Wiring Interior Steam & Return Line Compactor System Refurb Electric: Exterior Security Lighting Fire Alarm System Upgrade		\$20,000 \$15,000 \$40,000 \$40,000 \$30,000 \$25,000 \$50,000 \$30,000 \$30,000 \$20,000 \$20,000	Skilled Trades Roof Repair Facility Doors: Interior & Exterior Vacancy/Apt. Refurbishment Painting: Halls/Stairs Plastering Work Items Facility Masonry Repair Apartment Painting (Seniors) Elevator: Shaft & Cont. Rm Wiring Interior Steam & Return Line Interior Sewer Cleaning Utility Monitoring System Electric: Upgrade/Rewire Apts. Electric: Exterior Security Lighting Fire Alarm System Upgrade		\$20,000 \$15,000 \$40,000 \$40,000 \$30,000 \$35,000 \$25,000 \$50,000 \$30,000 \$10,000 \$30,000 \$10,000 \$20,000 \$20,000
	Dwelling Structures Pipe Insulation Gas-Line Replace: Basement Main/Risers Lobby Design Study & Prototype Vent System Refurb Baths/Halls Vacuum System Upgrade		\$10,000 \$50,000 \$40,000 \$40,000 \$25,000	Dwelling Structures Apartment Windows: (inclgd. FE) Pipe Insulation Lobby Design Study & Prototype Vent System Refurb Baths/Halls		\$250,000 \$10,000 \$200,000 \$40,000
	Dwelling Equipment Ranges & Refrigerators		\$25,000	Dwelling Equipment Ranges & Refrigerators		\$25,000
	Subtotal of Estimated Cost, Montgomery Gardens, Year 2		\$660,000	Subtotal of Estimated Cost, Montgomery Gardens, Year 3		\$900,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-06, Montgomery Gardens</u>			<u>N.J. 9-06, Montgomery Gardens</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$20,000	Roof Repair		\$20,000	
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		\$15,000	
	Vacancy/Apt. Refurbishment		\$40,000	Vacancy/Apt. Refurbishment		\$40,000	
	Painting: Halls/Stairs		\$40,000	Painting: Halls/Stairs		\$40,000	
	Plastering Work Items		\$30,000	Plastering Work Items		\$30,000	
	Apartment Painting (Seniors)		\$25,000	Apartment Painting (Seniors)		\$25,000	
	Elevator: Shaft & Cont. Rm Wiring		\$50,000	Elevator: Shaft & Cont. Rm Wiring		\$50,000	
	Boiler Upgrade/Tube Replacement		\$50,000	Boiler Upgrade/Tube Replacement		\$50,000	
	Pump Refurb/Zone Control		\$45,000	Pump Refurb/Zone Control		\$45,000	
	Interior Steam & Return Line		\$30,000	Interior Steam & Return Line		\$30,000	
	Utility Monitoring System		\$30,000	Utility Monitoring System		\$30,000	
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$20,000	
	Fire Alarm System Upgrade		\$20,000	Fire Alarm System Upgrade		\$20,000	
	Dwelling Structures			Dwelling Structures			
	Pipe Insulation		\$10,000	Pipe Insulation		\$10,000	
Lobby Design Study & Prototype		\$200,000					
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$25,000	Ranges & Refrigerators		\$25,000		
Subtotal of Estimated Cost, Montgomery Gardens, Year 4			\$650,000	Subtotal of Estimated Cost, Montgomery Gardens, Year 5			\$450,000

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-07, Booker T. Washington Annex</u>			<u>N.J. 9-07, Booker T. Washington Annex</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Site Improvements-Survey		\$10,000	Underground Utility: Steam/Return		\$225,000
	Underground Utility: Steam/Return		\$35,000			
	Underground Interior Utility: Sewers		\$30,000			
	Skilled Trades			Skilled Trades		
	Roof Repair		\$8,000	Roof Repair		\$8,000
	Vacancy/Apt. Refurbishment		\$20,000	Facility Doors: Interior & Exterior		\$8,000
	Apartment Painting		\$15,000	Vacancy/Apt. Refurbishment		\$20,000
	Interior Steam & Return Line		\$20,000	Painting Halls/Stairs		\$10,000
	Fire Alarm System Upgrade		\$5,000	Plastering Work Items		\$5,000
				Facility Masonry Repair		\$7,000
				Apartment Painting		\$15,000
				Pump Refurb./Zone Control		\$20,000
				Electric: Exterior Security Lighting		\$10,000
Dwelling Structures			Dwelling Structures			
Pipe Insulation		\$20,000	Pipe Insulation		\$20,000	
LB Paint Testing/Abatement		\$10,000	LB Paint Testing/Abatement		\$10,000	
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$5,000	Ranges & Refrigerators		\$5,000	
Subtotal of Estimated Cost, Booker T. Washington Annex, Year 2			\$178,000	Subtotal of Estimated Cost, Booker T. Washington Annex, Year 3		
				\$363,000		

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-07, Booker T. Washington Annex</u>			<u>N.J. 9-07, Booker T. Washington Annex</u>			
	Skilled Trades			Skilled Trades			
	Vacancy/Apt. Refurbishment		\$20,000	Vacancy/Apt. Refurbishment		\$20,000	
	Apartment Painting		\$15,000	Apartment Painting		\$15,000	
	Pump Refurb./Zone Control		\$20,000	Pump Refurb./Zone Control		\$20,000	
	Interior Steam & Return Line		\$40,000	Interior Steam & Return Line		\$40,000	
	Interior Sewer Cleaning		\$16,000	Interior Sewer Cleaning		\$16,000	
	Utility Monitoring System		\$17,000	Utility Monitoring System		\$17,000	
	Electric: Exterior Security Lighting		\$10,000	Electric: Exterior Security Lighting		\$10,000	
	Fire Alarm System Upgrade		\$5,000	Fire Alarm System Upgrade		\$5,000	
Dwelling Structures			Dwelling Structures				
LB Paint Testing/Abatement		\$10,000	LB Paint Testing/Abatement		\$10,000		
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$5,000	Ranges & Refrigerators		\$5,000		
Subtotal of Estimated Cost, Booker T. Washington Annex, Year 4			\$158,000	Subtotal of Estimated Cost, Booker T. Washington Annex, Year 5			\$158,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	See	<u>N.J. 9-09, A. Harry Moore</u>			<u>N.J. 9-09, A. Harry Moore</u>	
Annual	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$20,000
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		\$15,000
	Vacancy/Apt. Refurbishment		\$40,000	Vacancy/Apt. Refurbishment		\$40,000
	Painting Halls/Stairs		\$40,000	Painting Halls/Stairs		\$40,000
	Apartment Painting		\$25,000	Apartment Painting		\$25,000
	Elevator Shaft & Cont. Rm Wiring		\$50,000	Elevator Shaft & Cont. Rm Wiring		\$50,000
	Interior Steam & Return Line		\$30,000	Interior Steam & Return Line		\$30,000
	Compactor System Refurb		\$30,000	Compactor System Refurb		\$30,000
	Electric: Exterior Security Lighting		\$30,000	Electric: Exterior Security Lighting		\$30,000
	Fire Alarm System Upgrade		\$20,000	Fire Alarm System Upgrade		\$20,000
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000
	Subtotal of Estimated Cost, A. Harry Moore, Year 2		\$320,000	Subtotal of Estimated Cost, A. Harry Moore, Year 3		\$320,000

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-09, A. Harry Moore</u>			<u>N.J. 9-09, A. Harry Moore</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$20,000	Roof Repair		\$20,000	
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		\$15,000	
	Vacancy/Apt. Refurbishment		\$40,000	Vacancy/Apt. Refurbishment		\$40,000	
	Painting Halls/Stairs		\$40,000	Painting Halls/Stairs		\$40,000	
	Apartment Painting		\$25,000	Apartment Painting		\$25,000	
	Elevator Shaft & Cont. Rm Wiring		\$50,000	Elevator Shaft & Cont. Rm Wiring		\$50,000	
	Interior Steam & Return Line		\$30,000	Interior Steam & Return Line		\$30,000	
	Compactor System Refurb		\$30,000	Compactor System Refurb		\$30,000	
	Electric: Exterior Security Lighting		\$30,000	Electric: Exterior Security Lighting		\$30,000	
	Fire Alarm System Upgrade		\$20,000	Fire Alarm System Upgrade		\$20,000	
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000		
Subtotal of Estimated Cost, A. Harry Moore, Year 4			\$320,000	Subtotal of Estimated Cost, A. Harry Moore, Year 5			\$320,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-10, Curries Woods</u>			<u>N.J. 9-10, Curries Woods</u>			
	Skilled Trades			Skilled Trades			
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000	
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		\$10,000	
	Plastering Work Items		\$10,000	Plastering Work Items		\$10,000	
	Apartment Painting (Seniors)		\$20,000	Apartment Painting (Seniors)		\$20,000	
	Dwelling Structures			Dwelling Structures			
	Phase II Floors Refurbished		\$20,000	Phase II Floors Refurbished		\$20,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000	
Subtotal of Estimated Cost, Curries Woods, Year 2			\$90,000	Subtotal of Estimated Cost, Curries Woods, Year 3			\$90,000

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-10, Curries Woods</u>			<u>N.J. 9-10, Curries Woods</u>			
	Skilled Trades			Skilled Trades			
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000	
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		\$10,000	
	Plastering Work Items		\$10,000	Plastering Work Items		\$10,000	
	Apartment Painting (Seniors)		\$20,000	Apartment Painting (Seniors)		\$20,000	
	Dwelling Structures			Dwelling Structures			
	Phase II Floors Refurbished		\$20,000	Phase II Floors Refurbished		\$20,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000	
Subtotal of Estimated Cost, Curries Woods, Year 4			\$90,000	Subtotal of Estimated Cost, Curries Woods, Year 5			\$90,000

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	See Annual Statement	<u>N.J. 9-11, Berry Gardens I & II</u> Site Improvements/Utilities Site Upgrade/New Sidewalks Skilled Trades Roof Repair Vacancy/Apt. Refurbishment Plastering Work Items Facility Masonry Repair Apartment Painting Elevator Shaft & Cont. Rm Wiring Interior Steam & Return Line Compactor System Refurb Fire Alarm System Upgrade Dwelling Structures Kitchen Modernization Bathroom Modernization Pipe Insulation Abestos Removal: Comm. Hall/Apts. Fire Pump Refurb Dwelling Equipment Ranges & Refrigerators Non-Dwelling Equipment Community Hall Refurb/Construction		\$133,000 \$10,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$10,000 \$10,000 \$50,000 \$200,000 \$20,000 \$250,000 \$60,000 \$20,000 \$50,000	<u>N.J. 9-11, Berry Gardens I & II</u> Skilled Trades Roof Repair Vacancy/Apt. Refurbishment Painting Halls/Stairs Plastering Work Items Facility Masonry Repair Apartment Painting Elevator Shaft & Cont. Rm Wiring Pump Refurb/Zone Control Interior Steam & Return Line Interior Sewer Cleaning Compactor System Refurb Utility Monitoring System Electric: Exterior Security Lighting Fire Alarm System Upgrade Dwelling Structures Kitchen Modernization Bathroom Modernization Pipe Insulation Dwelling Equipment Ranges & Refrigerators		\$10,000 \$20,000 \$10,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$18,000 \$20,000 \$8,000 \$10,000 \$5,000 \$15,000 \$10,000 \$50,000 \$200,000 \$20,000 \$20,000
Subtotal of Estimated Cost, Berry Gardens, Year 2			\$933,000	Subtotal of Estimated Cost, Berry Gardens, Year 3			\$496,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-11, Berry Gardens I & II</u>			<u>N.J. 9-11, Berry Gardens I & II</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$10,000	Roof Repair		\$10,000	
	Vacancy/Apt. Refurbishment		\$20,000	Vacancy/Apt. Refurbishment		\$20,000	
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		\$10,000	
	Plastering Work Items		\$20,000	Plastering Work Items		\$20,000	
	Facility Masonry Repair		\$20,000	Facility Masonry Repair		\$20,000	
	Apartment Painting		\$20,000	Apartment Painting		\$20,000	
	Elevator Shaft & Cont. Rm Wiring		\$20,000	Elevator Shaft & Cont. Rm Wiring		\$20,000	
	Pump Refurb/Zone Control		\$18,000	Pump Refurb/Zone Control		\$18,000	
	Interior Steam & Return Line		\$20,000	Interior Steam & Return Line		\$20,000	
	Interior Sewer Cleaning		\$8,000	Interior Sewer Cleaning		\$8,000	
	Compactor System Refurb		\$10,000	Compactor System Refurb		\$10,000	
	Utility Monitoring System		\$5,000	Utility Monitoring System		\$5,000	
	Electric: Exterior Security Lighting		\$15,000	Electric: Exterior Security Lighting		\$15,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000	
	Dwelling Structures			Dwelling Equipment			
	Pipe Insulation		\$20,000	Pipe Insulation		\$20,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000	
Subtotal of Estimated Cost, Berry Gardens, Year 4			\$246,000	Subtotal of Estimated Cost, Berry Gardens, Year 5			\$246,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	<u>N.J. 9-14, Thomas J. Stewart Apts.</u>				<u>N.J. 9-14, Thomas J. Stewart Apts.</u>		
See	Site Improvements/Utilities			Site Improvements/Utilities			
	Site Improvements-Front Face Entranceway Site Upgrade		\$50,000 \$15,000	Site Improvements-Front Face Entranceway		\$50,000	
Annual Statement	Skilled Trades			Skilled Trades			
	Roof Repair		\$5,000	Roof Repair		\$5,000	
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000	
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		\$10,000	
	Plastering Work Items		\$5,000	Plastering Work Items		\$5,000	
	Facility Masonry Repair		\$5,000	Facility Masonry Repair		\$5,000	
	Apartment Painting		\$10,000	Apartment Painting		\$10,000	
	Elevator Shaft & Cont. Rm Wiring		\$10,000	Elevator Shaft & Cont. Rm Wiring		\$10,000	
	Heating/Boiler Refurbishing		\$5,000	Heating/Boiler Refurbishing		\$5,000	
	Compactor System Refurb		\$3,000	Compactor System Refurb		\$3,000	
Dwelling Structures							
Lobby Repair/Upgrade		\$25,000					
Dwelling Equipment				Dwelling Equipment			
Ranges & Refrigerators		\$15,000	Ranges & Refrigerators		\$15,000		
Subtotal of Estimated Cost, Thomas J. Stewart, Year 2			\$168,000	Subtotal of Estimated Cost, Thomas J. Stewart, Year 3			\$128,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-14, Thomas J. Stewart Apts.</u>			<u>N.J. 9-14, Thomas J. Stewart Apts.</u>			
	Site Improvements/Utilities						
	Site Improvements-Front Face Entranceway		\$25,000				
	Skilled Trades			Skilled Trades			
	Roof Repair		\$5,000	Roof Repair		\$5,000	
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000	
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		\$10,000	
	Plastering Work Items		\$5,000	Plastering Work Items		\$5,000	
	Facility Masonry Repair		\$5,000	Facility Masonry Repair		\$5,000	
	Apartment Painting		\$10,000	Apartment Painting		\$10,000	
Elevator Shaft & Cont. Rm Wiring		\$10,000	Elevator Shaft & Cont. Rm Wiring		\$10,000		
Heating/Boiler Refurbishing		\$5,000	Heating/Boiler Refurbishing		\$5,000		
Compactor System Refurb		\$3,000	Compactor System Refurb		\$3,000		
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$15,000	Ranges & Refrigerators		\$15,000		
Subtotal of Estimated Cost, Thomas J. Stewart, Year 4			\$103,000	Subtotal of Estimated Cost, Thomas J. Stewart, Year 5			\$78,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006			Work Statement for Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-15/18, Berry Gardens III & IV</u>			<u>N.J. 9-15/18, Berry Gardens III & IV</u>		
	Site Improvements/Utilities					
	Site Survey		\$15,000			
	Skilled Trades			Skilled Trades		
	Roof Repair		\$10,000	Roof Repair		\$10,000
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000
	Apartment Painting		\$10,000	Painting Halls/Stairs		\$5,000
	Elevator Shaft & Cont. Rm Wiring		\$5,000	Plastering Work Items		\$5,000
	Electric: Exterior Security Lighting		\$10,000	Facility Masonry Repair		\$5,000
				Apartment Painting		\$10,000
				Elevator Shaft & Cont. Rm Wiring		\$5,000
				Electric: Exterior Security Lighting		\$10,000
	Dwelling Structures			Dwelling Structures		
	Kitchen Modernization		\$20,000	Apartment/Hallway Floor Refurbishment		\$25,000
	Apartment/Hallway Floor Refurbishment		\$25,000	Apartment Windows		\$160,000
Apartment Windows		\$180,000				
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$10,000	Ranges & Refrigerators		\$10,000	
	Subtotal of Estimated Cost, Berry Gardens, Year 2		\$295,000	Subtotal of Estimated Cost, Berry Gardens, Year 3		\$255,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

2/11/2005

Work Statement for Year 1 FFY: 2005	Work Statement for Year 4 FFY: 2008			Work Statement for Year 5 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-15/18, Berry Gardens III & IV</u>			<u>N.J. 9-15/18, Berry Gardens III & IV</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$10,000	Roof Repair		\$10,000	
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000	
	Painting Halls/Stairs		\$5,000	Painting Halls/Stairs		\$5,000	
	Plastering Work Items		\$5,000	Plastering Work Items		\$5,000	
	Facility Masonry Repair		\$5,000	Facility Masonry Repair		\$5,000	
	Apartment Painting		\$10,000	Apartment Painting		\$10,000	
	Elevator Shaft & Cont. Rm Wiring		\$5,000	Elevator Shaft & Cont. Rm Wiring		\$5,000	
	Electric: Exterior Security Lighting		\$10,000	Electric: Exterior Security Lighting		\$10,000	
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$10,000	Ranges & Refrigerators		\$10,000		
Subtotal of Estimated Cost, Berry Gardens, Year 4			\$70,000	Subtotal of Estimated Cost, Berry Gardens, Year 5			\$70,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

2/11/2005

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

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

Comprehensive Grant Program (CGP) Part I: Summary

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: Capital Fund Program Grant No: NJ-39-P009-501-05	FFY of Grant Approval: <p style="text-align: center;">2005</p>
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements	\$489,243			
4	1410 Administration	\$489,243			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$55,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$275,000			
10	1460 Dwelling Structures	\$2,897,000			
11	1465.1 Dwelling Equipment-Nonexpendable	\$102,000			
12	1470 Nondwelling Structures	\$185,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$400,000			
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$4,892,486			
20	Amount of line 19 Related to LBP Activities	\$90,000			
21	Amount of line 19 Related to Section 504 Compliance	\$10,000			
22	Amount of line 19 Related to Security	\$455,000			
23	Amount of line 19 Related to Energy Conservation Measures	\$1,012,000			

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
JCHA-Wide	1) JCHA Agency Plan/Strategic Goals a) Staff	1408		\$489,243			
Management	2) Promote & Enforce Resident Responsibility a) One Strike: Staff b) Res. Resp.: TAB Staff						
Improvements	JCHA Staff Van Lease ASP Staff & Trips Training						
	3) Improve & Expand Senior Citizen Affordable Housing Opportunities a) Staff b) Security Contract						
	4) Ensure Civil Rights & Fair Housing Opportunities a) Site Based Waiting List: Staff						
	5) Augment Staff Training & Development a) Training						
	6) Enhance Mgmt. Information Systems a) MIS: Staff a) Equipment, Etc.						
HA-Wide Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection and Accounting	1410		\$489,243			

Signature of Executive Director & Date:

X

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

X

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-01 Lafayette Gardens	Site:	1450					
	Mechanical and Electrical:	1460					
	Building Exterior:	1460					
	Dwelling Equipment:	1465.1					
	Interior Common Areas:	1470					
	Site-Wide Facilities:	1470					
	Demolition: Demolition and Associated Costs	1485		\$400,000			
Total, N.J. 9-01:				\$400,000			

Signature of Executive Director & Date:

X

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

X

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-2 Marion Gardens	Site						
	Fees and Costs (Inspection):	1430					
	Bldg Refurbishing/Floors (Bldgs. 3 & 4)			\$10,000			
	Site Improvements/Utilities:	1450					
	Underground Utility: Steam/Return			\$70,000			
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000			
	Vacancy/Apartment Refurbishment			\$40,000			
	Painting Halls/Stairs			\$30,000			
	Apartment Painting (Seniors)			\$10,000			
	Interior Sewer Cleaning			\$15,000			
	Hot Water System/Convactor Piping			\$30,000			
	Electric: Exterior Security Lighting			\$10,000			
	Kitchen Modernization			\$40,000			
	Bathroom Modernization			\$30,000			
Exterior Painting: Fences, gates, & line painting			\$20,000				
			\$235,000				
Dwelling Units:	1460						
Tuckpointing/Brick Repair			\$10,000				
Boiler/Equipment Replace Gas/Oil Burner Combination			\$60,000				
Bldg Refurbishing/Floors (Bldgs. 3 & 4)			\$100,000				
			\$170,000				
	Subtotal			\$485,000			

Signature of Executive Director & Date:

X

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-2 Marion Gardens	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$10,000			
	Non Dwelling Structures: Community Hall-Painting	1470		\$25,000			
	Management Office Refurbishment			\$20,000			
				\$45,000			
Total, N.J. 9-02:				\$540,000			

Signature of Executive Director & Date:

X

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-03 Booker T. Washington Apts.	Site: Site Improvements/Utilities: Underground Utility: Steam/Return, Bldgs 6 & 7 Utility: Electric Service Sewers: Tv Survey/Cleaning	1450		\$20,000			
			\$25,000				
			\$25,000				
			\$70,000				
	Mechanical and Electrical: Roof Repair Facility Doors: Interior and Exterior Vacancy/Apartment Refurbishment Painting Halls/Stairs Apartment Painting Boiler Upgrade/Tube Replacement Interior Steam & Return Line Interior Sewer Cleaning Electric: Exterior Security & Lighting Fire Alarm System Upgrade LB Paint Testing/Abatement Exterior Painting: Fences, gates, & line painting Apartment Tiling/Hallway/Floor Refurbishing Fire Escapes: Replace, Refurbish, Paint	1460		\$10,000			
			\$10,000				
			\$30,000				
			\$10,000				
			\$10,000				
			\$15,000				
			\$40,000				
			\$15,000				
			\$10,000				
			\$10,000				
			\$20,000				
			\$20,000				
			\$25,000				
			\$10,000				
			\$235,000				
			Subtotal			\$305,000	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-03 Booker T. Washington Apts.	Site:	1460					
	Dwelling Units:						
	Boiler/Equip. Make-up Tank Refurbishment			\$25,000			
	Pipe Insulation			\$20,000			
				\$45,000			
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$10,000			
	Non-Dwelling Structures:	1470					
	Maintenance Shop Refurbishment			\$25,000			
	Total, N.J. 9-03:			\$385,000			

Signature of Executive Director & Date:

X

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-04 Hudson Gardens	Site Improvements/Utilities:	1450					
	Sewers: TV Survey/Cleaning			\$15,000			
	Mechanical and Electrical:	1460					
	Facility Doors: Interior and Exterior			\$10,000			
	Vacancy/Apartment Refurbishment			\$20,000			
	Painting Halls/Stairs			\$10,000			
	Plastering Work Items			\$10,000			
	Apartment Painting (Seniors)			\$10,000			
	Interior Steam and Return Line			\$15,000			
	Electric: Exterior Security Lighting			\$10,000			
	Bathroom Modernization: Minor			\$15,000			
	Fire Escapes: Replace, Refurbish, Paint			\$20,000			
	LB Paint Testing/Abatement			\$20,000			
	Fire Alarm System Upgrade			\$10,000			
					\$150,000		
Dwelling Units:	1460						
Apartment Window Replacement (bldgs. 5 & 6)*				\$300,000			
Boiler/Equipment Refurbishment (tubing)				\$25,000			
				\$325,000			
Dwelling Equipment:	1465.1						
Ranges and Refrigerators				\$10,000			
Non-Dwelling Structures:	1470						
Community Hall-Painting				\$10,000			
				\$510,000			
Total, N.J. 9-04:							

Signature of Executive Director & Date:

X

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

X

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-05	Fees and Costs (Inspection):	1430					
Holland Gardens	Site Improvements/Basketball Court Resurfaced			\$10,000			
	Site Improvements/Utilities:	1450					
	Site Improvements/Basketball Court Resurfaced			\$70,000			
	Sewers: Tv Survey/Cleaning			\$15,000			
				\$85,000			
	Mechanical and Electrical:	1460					
	Vacancy/Apartment Refurbishment			\$10,000			
	Apartment Painting (Seniors)			\$10,000			
	Plastering Work Items			\$15,000			
	Heating/Boiler Refurbishing			\$15,000			
	Interior Steam and Return Line			\$25,000			
	Electric: Exterior Security Lighting			\$10,000			
	Bathroom Modernization: Minor*			\$25,000			
	LB Paint Testing/Abatement			\$20,000			
	Exterior Painting: Fences, gates, & line painting			\$10,000			
				\$140,000			
	Dwelling Units:	1460					
	Hot Water Heating Sys/Rpl. Tubes			\$25,000			
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$10,000			
	Non Dwelling Structures:	1470					
	Community Hall Refurb/Construction			\$20,000			
	Total, N.J. 9-05:			\$290,000			

Signature of Executive Director & Date:

X

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

X

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

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-06 Montgomery Gardens	Site:						
	Fees and Costs (Inspection):	1430					
	Lobby Design Study and Prototype			\$35,000			
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000			
	Facility Doors: Interior & Exterior			\$15,000			
	Vacancy/Apartment Refurbishment			\$30,000			
	Painting Halls/Stairs			\$20,000			
	Plastering Work Items			\$30,000			
	Apartment Painting			\$20,000			
	Elevator Shaft & Control Room Wiring			\$40,000			
	Interior Steam and Return Line			\$15,000			
	Compactor System Refurbishment			\$60,000			
	Electric: Exterior Security Lighting			\$10,000			
	Kitchen Modernization			\$25,000			
	Bathroom Modernization			\$30,000			
	Stairwell Tiling			\$25,000			
	LB Paint Testing/Abatement			\$20,000			
	Vent System Refurbishment- Baths/Halls			\$20,000			
	Vacuum System Upgrade			\$25,000			
Apartment Tiling/Hallway/Floor Refurbishing			\$35,000				
Fire Alarm System Upgrade			\$20,000				
				\$450,000			
		Subtotal		\$485,000			

Signature of Executive Director & Date:

X

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

X

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-06 Montgomery Gardens	Dwelling Units:	1460					
	Pipe Insulation			\$10,000			
	Gas Line Replacement: Basement Main/Risers			\$25,000			
				\$35,000			
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$15,000			
	Non Dwelling Structures:	1470					
	Community Hall Refurbishment			\$20,000			
	Headstart/Daycare/AS Facilities			\$20,000			
				\$40,000			
	Total, N.J. 9-06:			\$575,000			

Signature of Executive Director & Date:

X

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

X

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-07 Booker T. Washington Annex	Site:	1460					
	Mechanical and Electrical:						
	Roof Repair			\$7,000			
	Vacancy/Apartment Refurbishment			\$10,000			
	Plastering Work Items			\$5,000			
	Apartment Painting			\$15,000			
	Interior Steam & Return Line			\$20,000			
	Kitchen Modernization			\$30,000			
	LB Paint Testing/Abatement			\$10,000			
	Apartment Tiling/Hallway/Floor Refurbishing			\$10,000			
Fire Alarm System Upgrade	\$5,000						
				\$112,000			
Dwelling Units:	1460						
Pipe Insulation			\$20,000				
Dwelling Equipment:	1465.1						
Ranges and Refrigerators			\$2,000				
Total, N.J. 9-07:				\$134,000			
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-09 A. Harry Moore Apts.	Site:	1460					
	Mechanical and Electrical:						
	Facility Doors: Interior & Exterior			\$15,000			
	Painting Halls/Stairs			\$20,000			
	Apartment Painting			\$25,000			
	Elevator Shaft & Control Room Wiring			\$15,000			
	Interior Steam and Return Line			\$30,000			
	Compactor System Refurbishment			\$20,000			
	Electric: Exterior Security Lighting			\$10,000			
	Fire Alarm System Upgrade			\$10,000			
				\$145,000			
Dwelling Units:	1460						
Demolition and Associated Relocation and Refurbishment Costs		\$150,000					
Dwelling Equipment:	1465.1						
Ranges and Refrigerators		\$10,000					
Non-Dwelling Structures	1470						
Security Trailer		\$10,000					
Total, N.J. 9-09:				\$315,000			
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-10 Curries Woods	Site: Mechanical and Electrical: Vacancy/Apt. Refurbishment Painting Halls/Stairs Plastering Work Items Apartment Painting (Seniors) Phase II Floors Refurbished	1460		\$30,000			
				\$15,000			
				\$10,000			
				\$20,000			
				\$20,000			
				\$95,000			
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$10,000			
	Total, N.J. 9-10:			\$105,000			
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-11 Berry Gardens I & II	Site Improvements/Utilities:	1450					
	Site Improvements/New Signage			\$10,000			
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000			
	Vacancy/Apartment Refurbishment			\$20,000			
	Painting Halls/Stairs			\$10,000			
	Plastering Work Items			\$20,000			
	Facility Masonry Repair			\$10,000			
	Apartment Painting			\$25,000			
	Elevator Shaft & Control Room Wiring			\$20,000			
	Interior Steam and Return Line			\$20,000			
	Compactor System Refurbishment			\$10,000			
	Electric: Exterior Security Lighting			\$10,000			
	Kitchen Modernization*			\$50,000			
	Fire Alarm System Upgrade			\$10,000			
				\$215,000			
Dwelling Units:	1460						
Domestic Hot Water Tank Replace (199)				\$125,000			
Pipe Insulation				\$20,000			
Fire Pump Refurbishment				\$50,000			
				\$195,000			
Dwelling Equipment:	1465.1						
Ranges and Refrigerators				\$10,000			
Non-Dwelling Structures	1470						
Section 504/Hearing and Visual Adaptability				\$10,000			
Total, N.J. 9-11:				\$440,000			

Signature of Executive Director & Date:

X

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

X

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-14 Thomas J. Stewart Apts.	Site:						
	Site Improvements/Utilities:	1450					
	Site Improvements-Front Face Entranceway			\$25,000			
	Mechanical and Electrical:	1460					
	Vacancy/Apartment Refurbishment			\$10,000			
	Apartment Painting			\$10,000			
	Elevator Shaft & Control Room Wiring			\$10,000			
	Compactor System Refurbishment			\$10,000			
	Painting: Halls/Stairs*			\$40,000			
				\$80,000			
Dwelling Units:	1460						
Chairlift for Stairwell				\$15,000			
Dwelling Equipment:	1465.1						
Ranges and Refrigerators				\$10,000			
Non-Dwelling Structures	1470						
Community Atrium Bathroom Addition				\$25,000			
Total, N.J. 9-14:				\$155,000			

Signature of Executive Director & Date:
X

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

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

²To be completed for the Performance and Evaluation Report

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-15/18 Berry Gardens III & IV	Site: Mechanical and Electrical: Painting Halls/Stairs Apartment Painting Elevator: Shaft & Control Room Wiring Electric: Exterior Security Lighting Kitchen Modernization Apartment/Hallway Floor Refurbishment*	1460		\$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000			
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$5,000			
Total, N.J. 9-15/18:				\$65,000			
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-20 Dwight Street Homes							
	Total, N.J. 9-20:						
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1) Financial Stability & Management	9/13/2007			9/13/2009			
Information Systems	9/13/2007			9/13/2009			
A. Asset Management	9/13/2007			9/13/2009			
B. MIS Staff	9/13/2007			9/13/2009			
C. Accounting Computer Network	9/13/2007			9/13/2009			
2) Resident Responsibility, Self-Sufficiency, Support and Organizational Development	9/13/2007			9/13/2009			
A. TAB	9/13/2007			9/13/2009			
B. Special Programs	9/13/2007			9/13/2009			
C. Senior Support Services	9/13/2007						
3) Economic Diversity and Management Performance	9/13/2007			9/13/2009			
A. Performance Standards	9/13/2007			9/13/2009			
B. Demographic Profile & Analysis	9/13/2007			9/13/2009			
C. Staff Training	9/13/2007			9/13/2009			
D. Communications	9/13/2007			9/13/2009			
Administration							
N.J. 9-01, Lafayette Gardens	9/13/2007			9/13/2009			
N.J. 9-02, Marion Gardens	9/13/2007			9/13/2009			
N.J. 9-03/7, Booker T. Washington Apts.	9/13/2007			9/13/2009			
N.J. 9-04, Hudson Gardens	9/13/2007			9/13/2009			
N.J. 9-05, Holland Gardens	9/13/2007			9/13/2009			
N.J. 9-06, Montgomery Gardens	9/13/2007			9/13/2009			
N.J. 9-09, A. Harry Moore Apts.	9/13/2007			9/13/2009			
N.J. 9-11, Berry Gardens, I & II	9/13/2007			9/13/2009			
N.J. 9-14, Thomas J. Stewart Apts.	9/13/2007			9/13/2009			
N.J. 9-15/18, Berry Gardens, III & IV	9/13/2007			9/13/2009			
N.J. 9-20 Dwight Street Homes	9/13/2007			9/13/2009			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs

X

Administrator & Date:

X

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