

***THE JCHA SEEKS TO AMEND ITS 2005 AGENCY PLAN TO INCLUDE CAPITAL FUND LEVERAGING THAT WILL PROVIDE APPROXIMATELY \$10M TO FUND MAJOR CAPITAL IMPROVEMENTS AT VARIOUS JCHA PUBLIC HOUSING DEVELOPMENTS

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan Agency Identification

PHA Name: Jersey City Housing Authority

PHA Number: NJ39P009

JCHA Fiscal Year Beginning: (04/01/2004)

Public Access to Information

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

- Main administrative office of the 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, Grand Street Homes & 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, Grand 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 17, 2003. It will be introduced for formal consideration at a Public Hearing conducted by the JCHA Board of Commissioners on December 3, 2003, and will be formally adopted for submission to HUD, inclusive of additional public comment consideration, on January 7, 2004.

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.	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)	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
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant	
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	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	6,130		78
Extremely low income <=30% AMI	4,023	66%	
Very low income (>30% but <=50% AMI)	1,418	23%	
Low income (>50% but <80% AMI)	689	11%	
Families with children	3,704	60%	
Elderly families	456	7%	
Families with Disabilities	685	11%	
Race/ethnicity (WHT)	750	12%	
Race/ethnicity (BLK)	3,032	50%	
Race/ethnicity (HISP)	2,166	35%	
Race/ethnicity (OTH)	182	3%	

Housing Needs of Families on the Waiting List

Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,062	33.64%	
2 BR	2,112	34.45%	
3 BR	1,673	27.29%	
4 BR	259	4.23%	
5 BR	18	.29%	
5+ BR	6,130	.10%	
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
Waiting list total	12,317		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 2003 grants)		
a) Public Housing Operating Fund	\$27.7 M.	
b) Public Housing Capital Fund/RHP	\$6.6 M.	
c) HOPE VI Revitalization	<i>See below</i>	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$25.2 M.	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	<i>In HOPE VI \$</i>	
h) Community Devel. Block Grant		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI	\$37,538,707	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	\$70,000	Operating Expenses
Other	\$125,000	Operating Expenses
5. Non-federal sources (list below)		
DSH Proceeds	\$210,000	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. JCHA staff met with the Hudson County Affordable Housing Trust Fund and are exploring the Trust Fund's loan options and have applied for HUD approval to pursue this financing tool.. JCHA will also explore other sources of capital loans throughout the year.

3. JCHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

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 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.

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?¹⁵
- 1) Marion Gardens, 2) Booker T. Washington and Annex, 3) Hudson Gardens, 4) Holland Gardens, 5) Montgomery Gardens, 6) Curries Woods 7) Berry Gardens/Danforth, 8) Erie Street, 9) Dwight Street Homes I, II, III, 10) Lafayette Village, 11) Lafayette Senior Living Center, 12) 136 Arlington, 13) Grand St. Homes, 14) Woodward Homes and 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? 15

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)
 - *JCHA residents for DSH Homeownership Program.*
 - *Curries Woods Residents for 3 homeownership units on Pamrapo Avenue*
 - *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 Home and Pacific Court.*
 - *Lafayette Gardens preference for Lafayette Senior Living Center*

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)
- 1 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)

4. Relationship of preferences to income targeting requirements:

- The JCHA applies preferences within income tiers
Income tiers for Lafayette Village and Woodward Homes 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 deconcentration of poverty or to assure income mixing?

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and 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,
Holland Gardens (under)			
			Admissions and Continued
			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

Note: The JCHA approved Flat Rent schedule in January, 2000, and implemented the Flat Rent Schedule on April 1, 2000 for the period of 4/01/00 through 3/31/03. A new Flat Rent Schedule will be established for the period of 4/1/03 through 3/31/04.

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	2,827 (PFS)*	
Section 8 Vouchers and Certificates	2,899	200
Section 8 Mod Rehab	100	5
Special Purpose Section 8 Juan Ruth Apts. Certificates/Vouchers (list individually) Catherine Court	22 48	10%
Mainstream/Disability	200	
Family Unification	170	20
Relocation/Repla demo	273	25 20
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs (list individually)		
-Section 8 Project Based Assistance	72	4%
-Section 8 HAP Administrative Contract	348	5%
-New HOPE VI units		
Lafayette Village	124	
Dwight Street Homes**	31	5%
Grand St. Homes	6	
Lafayette Senior Living Center**	82	

* 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.

** 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 for mixed-income 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)

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:
- *Lafayette Senior Living Center*
 - *Woodward Homes (Phase II rental unit project)*
 - *Pacific Court (Phase III Rental unit project; October,2003 tax credit applications)*
 - *Homeownership Project (Phase IV)*
 - *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 potential sites.*
- 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 townhouses, 80 units*
 - *Dwight Street Homes II & III & Grand Street Homes Homeownership Programs*
 - *Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Revitalization Program:*
 - a. *Demolition of buildings #1, 2, 3, 4, 11,12, & 13 at Lafayette Gardens in preparation for the construction of Woodward Homes*
 - b. *Off-site land acquisition pursuant to Pacific Court and Phases IV, & V, of Lafayette Gardens HOPE VI and other predevelopment activities connected to new construction development in early phases.*
 - *A. Harry Moore*
 - c. *Demolition of building # 6 at A. Harry Moore Apartments*
 - d. *Application for HOPE VI Revitalization Grant*

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 1, 2, 3, 4, 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: <i>Lafayette Gardens</i>
1b. Development (project) number: <i>NJ 9-38</i> <i>Re: buildings #1,2,3 & 4</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Re: Phase II Demolition</i>
3. Application status (select one) Approved <input type="checkbox"/> - for Demolition Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/> - for Disposition
4. Date application approved, submitted, or planned for submission: <i>6/5/03</i>
5. Number of units affected <i>168</i>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: <i>Demolition</i> a. Actual or projected start date of activity: <i>November, 2004</i> b. Projected end date of activity: <i>February, 2005</i>

Demolition/Disposition Activity Description	
1a. Development name:	Lafayette Gardens
1b. Development (project) number:	<i>NJ – 1 NJ39URD009II01 Phase III: #11,12 & 13</i>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Homeownership Plan
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<i>6/04</i>
5. Number of units affected:	95
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>2004</i> b. Projected end date of activity: <i>2005</i>

Demolition/Disposition Activity Description	
1a. Development name:	A. Harry Moore Apartments
1b. Development (project) number:	<i>NJ – 9-9</i>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Homeownership Plan
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<i>12/03</i>
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: <i>11/04</i> b. Projected end date of activity: <i>4/05</i>

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: 25
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>2004</i> b. Projected end date of activity: <i>2005</i>

Demolition/Disposition Activity Description
1a. Development name: Grand Street Homes 1b. Development (project) number: <i>NJ 9-36</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: 6
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>2004</i> b. Projected end date of activity: <i>2005</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 planned 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	NA
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*
5. *Grand Street Homes*
6. *Phase IV development project, Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Program*

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. Development name: Grand Street Homes	
1b. Development (project) number: 9-	
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 type="checkbox"/> Approved; included in the JCHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <i>Amendment Pending 3/15/03</i> <input checked="" type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
5. Number of units affected: 6	
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: Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Program.	
1b. Development (project) number: 9-	
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 type="checkbox"/> Approved; included in the JCHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" 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 checked="" 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	340 families			
Case Management	60	Open	Curries Woods CRC	Residency
On-site Computer Instruction	20	Recruitment/ walk-ins	Lafayette Gardens Site Office	
GED classes	25			
Job Readiness Workshops	90			
Job Placement Services	300			
Financial Literacy	30			
Referral Services	300			
Teen Programs	40			
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	42 (potential)	Dwight Street Residents	JCHA Development office	Residency/Credit & Employment History
	3	Curries Woods		
	6	Grand Street		
	33	DSH II & III		
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)	150	Eligibility and Registration conducted by Head Start		Start Public Schools
Pre-Kindergarten Classes		Eligibility and registration conducted by JC Public Schools		
Family Drug Prevention Program	25	Open Recruitment	Curries Woods & Lafayette Gardens Community Revitalization Centers	Curries Woods and Lafayette Gardens
Financial Literacy	40	Specific Criteria	Lafayette Gardens Community Revitalization Center	Lafayette Gardens and A. Harry Moore Apts.

(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	370	303 8/31/02

- 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.

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? 2
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 2003				
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								

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

9/23/2005

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

9/23/2005

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

9/23/2005

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

9/23/2005

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

9/23/2005

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				
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

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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. 9-05, Holland Gardens</u>			<u>N.J. 9-05, Holland Gardens</u>		
See Annual Statement	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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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	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

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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		\$50,000	Site Improvements-Front Face Entranceway		\$50,000
	Site Upgrade		\$15,000			
Annual	Skilled Trades			Skilled Trades		
	Roof Repair		\$5,000	Roof Repair		\$5,000
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000
Statement	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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

9/23/2005

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

9/23/2005

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

9/23/2005

**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)	\$735,307			
3	1408 Management Improvements	\$1,102,980			
4	1410 Administration	\$735,307			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$55,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$690,000			
10	1460 Dwelling Structures	\$2,929,000			
11	1465.1 Dwelling Equipment-Nonexpendable	\$102,000			
12	1470 Nondwelling Structures	\$185,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$0			
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1501 Contingency (may not exceed 8% of line 19) Debt Serv.	\$818,474			
19	Amount of Annual Grant (Sum of lines 2-18)	\$7,353,068			
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
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
JCHA-Wide							
Operations	Operations	1406		\$735,307			
Management Improvements	1) JCHA Agency Plan/Strategic Goals	1408		\$1,102,980			
	2) Promote & Enforce Resident Responsibility						
	3) Improve & Expand Senior Citizen Affordable Housing Opportunities						
	4) Ensure Civil Rights & Fair Housing Opportunities						
	5) Augment Staff Training & Development						
	6) Enhance Mgmt. Information Systems						
Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection & Acctg.	1410		\$700,307			
	Legal	1410.4		\$35,000			
	Total JCHA-Wide:			\$2,573,594			

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					
Total, N.J. 9-01:				\$0			

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			
	Sub-total			\$235,000			
Dwelling Units:	1460						
Tuckpointing/Brick Repair			\$10,000				
Bldg Refurbishing/Floors (Bldgs. 3 & 4)			\$60,000				
Building Refurbishing /Floors (Bldgs. 3 & 4)			\$100,000				
Sub-total			\$170,000				

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:

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: 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				
	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			
				\$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:

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. 9-04 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			
Boilder/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			
	Total, N.J. 9-04:			\$510,000			

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. 9-05 Holland Gardens	Fees and Costs (Inspection):	1430					
	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 System/Replace Tubes				\$25,000			
Dwelling Equipment:	1465.1						
Ranges and Refrigerators				\$10,000			
Non Dwelling Structures:	1470						
Community Hall Refurb/Construction				\$20,000			
				\$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			
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. 9-06 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:

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. 9-09 A. Harry Moore Apts.	Site Improvements/Utilities	1450					
	Re-route Sewerline & Roadway Improvements			\$380,000			
	Mechanical and Electrical:	1460					
	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:			\$695,000			

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. 9-10 Curries Woods	Site: Mechanical and Electrical: Vacancy/Apt. Refurbishment Painting Halls/Stairs Plastering Work Items Apartment Painting (Seniors) Phase II Floors Refurbished Dwelling Equipment: Ranges and Refrigerators	1460		\$30,000			
				\$15,000			
				\$10,000			
				\$20,000			
				\$40,000			
				\$115,000			
		1465.1		\$10,000			
	Total, N.J. 9-10:			\$125,000			

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

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

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. 9-14 Thomas J. Stewart Apts.	Site: Site Improvements/Utilities: Site Improvements-Front Face Entranceway Site Improvements-Minor Concrete Work	1450		\$25,000			
				\$35,000			
				\$60,000			
	Mechanical and Electrical: Vacancy/Apartment Refurbishment Apartment Painting Elevator Shaft & Control Room Wiring Apartment Door Bells Compactor System Refurbishment Painting: Halls/Stairs	1460		\$10,000			
				\$10,000			
				\$10,000			
				\$12,000			
				\$10,000			
				\$40,000			
				\$92,000			
	Dwelling Units: Chairlift for Stairwell	1460		\$15,000			
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$10,000			
	Non-Dwelling Structures Community Atrium Bathroom Addition	1470		\$25,000			
Total, N.J. 9-14:			\$202,000				

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* Dwelling Equipment: Ranges and Refrigerators	1460		\$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$60,000			
		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			

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. 9-20 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			

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
 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

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 type="checkbox"/> Original <input checked="" 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	\$500,000	\$500,000	\$500,000	\$500,000	
NJ 9-02, Marion Gardens		\$570,000	\$655,000	\$630,000	\$630,000	
NJ 9-03, Booker T. Washington		\$702,000	\$437,000	\$412,000	\$412,000	
NJ 9-07, Booker T. Washington Annex		\$143,000	\$138,000	\$320,000	\$320,000	
NJ 9-04, Hudson Gardens		\$525,000	\$375,000	\$500,000	\$200,000	
NJ 9-05, Holland Gardens		\$415,000	\$310,000	\$295,000	\$295,000	
NJ 9-06, Montgomery Gardens		Annual	\$575,000	\$900,000	\$650,000	\$450,000
NJ 9-09, A. Harry Moore		Statement	\$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			\$883,000	\$621,000	\$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	
PHA-Wide		\$868,474	\$868,474	\$868,474	\$868,474	
Total CFP Funds Listed for 5-year planning		\$6,054,474	\$5,597,474	\$5,004,474	\$4,479,474	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

9/23/2005

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	

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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/Convector 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./Convector 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
				Bldg. Refurbishing/Floors (Bldgs. 3 & 4)		\$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		\$655,000

form HUD-52834 (10/96)

ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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
Annual	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
Statement	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		\$0	Apt. Windows: (inclgd. FE) Sill Repair/Caulking		\$0
	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
				Maintenance Shop Refurbishment		\$25,000
	Subtotal of Estimated Cost, Booker T. Washington, Year 2		\$702,000	Subtotal of Estimated Cost, Booker T. Washington, Year 3		\$437,000

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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		\$0	Apt. Windows: (inclgd. FE) Sill Repair/Caulking		\$0		
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			\$412,000	Subtotal of Estimated Cost, Booker T. Washington, Year 5			\$412,000

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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		\$0				
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			\$525,000	Subtotal of Estimated Cost, Hudson Gardens, Year 3		\$375,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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. 9-05, Holland Gardens</u>			<u>N.J. 9-05, Holland Gardens</u>		
See Annual Statement	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		\$0	Pipe Insulation		\$20,000
	Domestic Water Tank Replacement		\$0			
	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			\$415,000	Subtotal of Estimated Cost, Holland Gardens, Year 3		
				\$310,000		

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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. 9-06, Montgomery Gardens</u>				<u>N.J. 9-06, Montgomery Gardens</u>		
See	Site Improvements/Utilities						
	Underground Utility: Steam/Return		\$0				
Annual	Skilled Trades			Skilled Trades			
Statement	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		\$60,000	Painting: Halls/Stairs		\$40,000	
	Plastering Work Items		\$30,000	Plastering Work Items		\$30,000	
	Apartment Painting (Seniors)		\$25,000	Facility Masonry Repair		\$35,000	
	Elevator: Shaft & Cont. Rm Wiring		\$50,000	Apartment Painting (Seniors)		\$25,000	
	Interior Steam & Return Line		\$30,000	Elevator: Shaft & Cont. Rm Wiring		\$50,000	
	Compactor System Refurb		\$75,000	Interior Steam & Return Line		\$30,000	
	Electric: Exterior Security Lighting		\$20,000	Interior Sewer Cleaning		\$10,000	
	Fire Alarm System Upgrade		\$20,000	Utility Monitoring System		\$30,000	
				Electric: Upgrade/Rewire Apts.		\$10,000	
				Electric: Exterior Security Lighting		\$20,000	
				Fire Alarm System Upgrade		\$20,000	
		Dwelling Structures			Dwelling Structures		
		Pipe Insulation		\$10,000	Apartment Windows: (inclgd. FE)		\$250,000
		Gas-Line Replace: Basement Main/Risers		\$50,000	Pipe Insulation		\$10,000
	Lobby Design Study & Prototype		\$40,000	Lobby Design Study & Prototype		\$200,000	
	Vent System Refurb Baths/Halls		\$40,000	Vent System Refurb Baths/Halls		\$40,000	
	Vacuum System Upgrade		\$25,000				
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$25,000	Ranges & Refrigerators		\$25,000	
	Subtotal of Estimated Cost, Montgomery Gardens, Year 2		\$575,000	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

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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		\$0
	Underground Utility: Steam/Return		\$0			
	Underground Interior Utility: Sewers		\$30,000			
				Skilled Trades		
				Roof Repair		\$8,000
				Facility Doors: Interior & Exterior		\$8,000
				Vacancy/Apt. Refurbishment		\$20,000
				Painting Halls/Stairs		\$10,000
				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			
			Pipe Insulation		\$20,000	
			LB Paint Testing/Abatement		\$10,000	
			Dwelling Equipment			
			Ranges & Refrigerators		\$5,000	
	Subtotal of Estimated Cost, Booker T. Washington Annex, Year 2		\$143,000	Subtotal of Estimated Cost, Booker T. Washington Annex, Year 3		\$138,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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>			<u>N.J. 9-11, Berry Gardens I & II</u>	
Site Improvements/Utilities						
Site Upgrade/New Sidewalks			\$133,000			
Skilled Trades				Skilled Trades		
Roof Repair			\$10,000	Roof Repair		\$10,000
Vacancy/Apt. Refurbishment			\$20,000	Vacancy/Apt. Refurbishment		\$20,000
Plastering Work Items			\$20,000	Painting Halls/Stairs		\$10,000
Facility Masonry Repair			\$20,000	Plastering Work Items		\$20,000
Apartment Painting			\$20,000	Facility Masonry Repair		\$20,000
Elevator Shaft & Cont. Rm Wiring			\$20,000	Apartment Painting		\$20,000
Interior Steam & Return Line			\$20,000	Elevator Shaft & Cont. Rm Wiring		\$20,000
Compactor System Refurb			\$10,000	Pump Refurb/Zone Control		\$18,000
Fire Alarm System Upgrade			\$10,000	Interior Steam & Return Line		\$20,000
				Interior Sewer Cleaning		\$8,000
Dwelling Structures				Compactor System Refurb		\$10,000
Kitchen Modernization		\$0	Utility Monitoring System		\$5,000	
Bathroom Modernization		\$200,000	Electric: Exterior Security Lighting		\$15,000	
Pipe Insulation		\$20,000	Fire Alarm System Upgrade		\$10,000	
Abestos Removal: Comm. Hall/Apts.		\$250,000	Dwelling Structures			
Fire Pump Refurb		\$60,000	Kitchen Modernization		\$0	
			Bathroom Modernization		\$200,000	
Dwelling Equipment			Pipe Insulation		\$20,000	
Ranges & Refrigerators		\$20,000	Domestic Hot Water Tank Replace (199)		\$125,000	
Non-Dwelling Equipment			Fire Pump Refurbishment		\$50,000	
Community Hall Refurb/Construction		\$50,000	Dwelling Equipment			
			Ranges & Refrigerators		\$20,000	
	Subtotal of Estimated Cost, Berry Gardens, Year 2		\$883,000	Subtotal of Estimated Cost, Berry Gardens, Year 3		\$621,000

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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

9/23/2005

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

9/23/2005

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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>PHA-WIDE</u>			<u>PHA-WIDE</u>		
	Annual Debt Service		\$818,474	Annual Debt Service		\$818,474
	Non-Dwelling Equipment Telephone System (Centrex)		\$50,000	Non-Dwelling Equipment Telephone System (Centrex)		\$50,000
	Subtotal of Estimated Cost, PHA-Wide, Year 2		\$868,474	Subtotal of Estimated Cost, PHA-Wide, Year 3		\$868,474

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

9/23/2005

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	<u>PHA-WIDE</u>			<u>PHA-WIDE</u>		
	Annual Debt Service		\$818,474	Annual Debt Service		\$818,474
Annual	Non-Dwelling Equipment			Non-Dwelling Equipment		
Statement	Telephone System (Centrex)		\$50,000	Telephone System (Centrex)		\$50,000
	Subtotal of Estimated Cost, PHA-Wide, Year 4		\$868,474	Subtotal of Estimated Cost, PHA-Wide, Year 5		\$868,474

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

9/23/2005

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	\$437,881			
4	1410 Administration	\$437,882			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$55,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$255,000			
10	1460 Dwelling Structures	\$2,187,000			
11	1465.1 Dwelling Equipment-Nonexpendable	\$102,000			
12	1470 Nondwelling Structures	\$110,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$0			
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1501 Contingency (may not exceed 8% of line 19) Debt Serv.	\$818,474			
19	Amount of Annual Grant (Sum of lines 2-18)	\$4,403,237			
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

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		\$437,882			
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		\$437,881			
	Total HA-Wide:			\$875,763			

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. 9-01 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					
Total, N.J. 9-01:				\$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

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			\$80,000			
	Painting Halls/Stairs			\$10,000			
	Apartment Painting (Seniors)			\$10,000			
	Interior Sewer Cleaning			\$15,000			
	Hot Water System/Convactor Piping			\$30,000			
	Electric: Exterior Security Lighting			\$10,000			
Exterior Painting: Fences, gates, & line painting			\$10,000				
				\$175,000			
Dwelling Units:	1460						
Tuckpointing/Brick Repair				\$10,000			
Bldg Refurbishing/Floors (Bldgs. 3 & 4)				\$50,000			
				\$60,000			
	Subtotal			\$315,000			

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

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			
				\$25,000			
Total, N.J. 9-02:				\$350,000			

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. 9-03 Booker T. Washington Apts.	Site: Site Improvements/Utilities: Utility: Electric Service Sewers: Tv Survey/Cleaning	1450		\$25,000			
				\$25,000			
				\$50,000			
	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		\$285,000			
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: Dwelling Units: Boiler/Equip. Make-up Tank Refurbishment Pipe Insulation Dwelling Equipment: Ranges and Refrigerators	1460		\$25,000			
				\$20,000			
		1465.1		\$10,000			
	Total, N.J. 9-03:			\$340,000			

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

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			
				\$300,000			
Dwelling Equipment:	1465.1						
Ranges and Refrigerators				\$10,000			
Non-Dwelling Structures:	1470						
Community Hall-Painting				\$10,000			
	Total, N.J. 9-04:			\$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. 9-05	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 Equipment:	1465.1					
	Ranges and Refrigerators			\$10,000			
	Non Dwelling Structures:	1470					
	Community Hall Refurb/Construction			\$20,000			
	Total, N.J. 9-05:			\$265,000			

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					
	Facility Doors: Interior & Exterior			\$15,000			
	Vacancy/Apartment Refurbishment			\$20,000			
	Plastering Work Items			\$30,000			
	Apartment Painting			\$10,000			
	Elevator Shaft & Control Room Wiring			\$40,000			
	Interior Steam and Return Line			\$15,000			
	Compactor System Refurbishment			\$15,000			
	Electric: Exterior Security Lighting			\$10,000			
	Kitchen Modernization			\$25,000			
	Bathroom Modernization			\$30,000			
	LB Paint Testing/Abatement			\$10,000			
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				
				\$320,000			
		Subtotal		\$355,000			
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

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: Gas Line Replacement: Basement Main/Risers	1460		\$25,000			
				\$25,000			
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$15,000			
	Non Dwelling Structures: Community Hall Refurbishment	1470		\$5,000			
	Headstart/Daycare/AS Facilities			\$5,000			
	Total, N.J. 9-06:			\$405,000			

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			\$5,000			
	Interior Steam & Return Line			\$20,000			
	Kitchen Modernization			\$30,000			
	LB Paint Testing/Abatement			\$5,000			
	Apartment Tiling/Hallway/Floor Refurbishing			\$5,000			
Fire Alarm System Upgrade	\$5,000						
				\$92,000			
Dwelling Units:	1460						
Pipe Insulation			\$10,000				
Dwelling Equipment:	1465.1						
Ranges and Refrigerators			\$2,000				
	Total, N.J. 9-07:			\$104,000			
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: Mechanical and Electrical: Facility Doors: Interior & Exterior Painting Halls/Stairs Apartment Painting Elevator Shaft & Control Room Wiring Interior Steam and Return Line Compactor System Refurbishment Electric: Exterior Security Lighting Fire Alarm System Upgrade	1460		\$15,000			
				\$20,000			
				\$25,000			
				\$15,000			
				\$30,000			
				\$20,000			
				\$10,000			
				\$10,000			
				\$145,000			
	Dwelling Units: Demolition and Associated Relocation and Refurbishment Costs	1460		\$150,000			
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$10,000			
	Non-Dwelling Structures Security Trailer	1470		\$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 Dwelling Equipment: Ranges and Refrigerators	1460		\$10,000			
				\$5,000			
				\$10,000			
				\$10,000			
				\$20,000			
				\$55,000			
		1465.1		\$10,000			
	Total, N.J. 9-10:			\$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. 9-11 Berry Gardens I & II	Site Improvements/Utilities:	1450					
	Site Improvements/New Signage			\$10,000			
	Mechanical and Electrical:	1460					
	Vacancy/Apartment Refurbishment			\$30,000			
	Painting Halls/Stairs			\$10,000			
	Plastering Work Items			\$5,000			
	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				
Fire Alarm System Upgrade			\$10,000				
				\$140,000			
Dwelling Units:	1460						
Pipe Insulation				\$20,000			
				\$20,000			
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:				\$190,000			

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*			\$10,000			
				\$50,000			
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:			\$125,000			

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. 9-15/18 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 \$60,000			
	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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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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9/23/2005

**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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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:

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	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:

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: 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:

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. 9-04 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			
	Total, N.J. 9-04:			\$510,000			
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. 9-05	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:				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. 9-06 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

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. 9-07 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: Mechanical and Electrical: Facility Doors: Interior & Exterior Painting Halls/Stairs Apartment Painting Elevator Shaft & Control Room Wiring Interior Steam and Return Line Compactor System Refurbishment Electric: Exterior Security Lighting Fire Alarm System Upgrade	1460		\$15,000			
				\$20,000			
				\$25,000			
				\$15,000			
				\$30,000			
				\$20,000			
				\$10,000			
				\$10,000			
				\$145,000			
	Dwelling Units: Demolition and Associated Relocation and Refurbishment Costs	1460		\$150,000			
Dwelling Equipment: Ranges and Refrigerators	1465.1		\$10,000				
Non-Dwelling Structures Security Trailer	1470		\$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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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. 9-10 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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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. 9-11 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

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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. 9-15/18 Berry Gardens III & IV	Site:	1460					
	Mechanical and Electrical:						
	Painting Halls/Stairs			\$10,000			
	Apartment Painting			\$10,000			
	Elevator: Shaft & Control Room Wiring			\$10,000			
	Electric: Exterior Security Lighting			\$10,000			
	Kitchen Modernization			\$10,000			
	Apartment/Hallway Floor Refurbishment*			\$10,000			
				\$60,000			
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators				\$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

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

²To be completed for the Performance and Evaluation Report

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 20____

PHA Name:

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name:

PHA Number:

PHA Fiscal Year Beginning: (mm/yyyy)

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name:
TDD:

Phone:
Email (if available):

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 20
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

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

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

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

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

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

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

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

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

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant - based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	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
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		CAPITAL FUND LEVERAGING BUDGET			
PHA Name: Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	118,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	483,000			
8	1440 Site Acquisition	110,000			
9	1450 Site Improvement	162,000			
10	1460 Dwelling Structures	4,185,000			
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	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	5,058,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Jersey City			Grant Type and Number Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ 9/2, Marion Gardens	Apartment Window Replacement	1460 1430	8 Bldgs.	2,400,000				
NJ 9/3, Booker T Washington	Apartment Window Replacement	1460 1430	6 Bldgs.	1,800,000				
NJ 9/7, B T Washington Annex	Apartment Window Replacement	1460 1430	1 Bldg.	300,000				
NJ 9/6, Montgomery Gardens	Oil Tank Replacement	1450 1430	1 Tank	180,000				
NJ 9/3, Booker T Washington	Complete Topographic Survey	1440	1 Survey	45,000				
NJ 9/7, B T Washington Annex Gardens	Complete Topographic Survey	1440	1 Survey	15,000				
NJ 9/4, Hudson Gardens	Complete Topographic Survey	1440	1 Survey	25,000				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Jersey City			Grant Type and Number Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ 9/5, Holland Gardens	Complete Topographic Survey	1440	1 Survey	25,000				
NJ 9/5, Holland Gardens	Replacement of Boiler Tubes & Tube Sheets	1460 1430		150,000				
JCHA Wide	Administration	1410		118,000				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Jersey City			Grant Type and Number Capital Fund Program No: NJ39P00950105 Replacement Housing Factor No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ 9/2, Marion Gardens	3/31/06			6/30/07			
NJ 9/3, Booker T Washington	6/30/06			3/31/07			
NJ 9/7, B T Washington Annex	6/30/06			3/31/07			
NJ 9/4, Hudson Gardens	6/30/06			3/31/07			
NJ 9/5, Holland Gardens	6/30/06			3/31/07			
NJ 9/6, Montgomery Gardens	3/31/06			3/31/07			
JCHA Wide	6/30/06			6/30/07			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the City of Jersey City				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
Administration	Annual Statement	59,000	59,000		
NJ 9/2, Marion Gardens					
NJ 9/3, Booker T Washington					
NJ 9/7, B T Washington Annex		300,000			
NJ 9/4, Hudson Gardens		140,000			
NJ 9/5, Holland Gardens		140,000			
NJ 9/6, Montgomery Gardens		1,350,000			
NJ 9/11, Berry Gardens		320,000	2,574,000		
CFP Funds Listed for 5-year planning		2,309,000	2,633,000		
Replacement Housing Factor Funds					

REQUIREMENTS FOR SIGNIFICANT AMENDMENTS TO THE PHA PLAN

Any significant amendment or substantial deviation/modification due to the Department of Housing and Urban Development or legal requirements, specifically the JCHA's participation in the New Jersey Housing and Mortgage Finance Capital Leveraging Program is subject to the same requirements as the original PHA plan (including time frames).

- 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 view 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 in 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 a 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.

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
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending: 9/30/2004

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
					\$15,000	\$21,606	\$21,606	\$21,606	
	Building Exterior:	1460							
Roof Repair/Tuckpointing (F)				\$20,000	\$1,275	\$1,275	1,275	100% Complete	
Dwelling Units:	1460								
Vacancy/Apartment Refurbishment (F)				\$30,000	\$96,219	\$96,219	96,219	100% Complete	
Interior Common Areas:	1460								
Painting Halls/Stairs (F)				\$20,000	\$2,990	\$2,990	2,990	100% Complete	
Dwelling Equipment:	1465.1								
Ranges & Refrigerators				\$10,000	\$16,429	\$16,429	16,429	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		
				\$860,000	\$725,205	\$725,205	\$ 712,661		
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	As Needed
				\$20,000	\$5,000	\$5,000	\$ 4,510	
	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	
	Interior Common Areas: Hallway Windows	1460		\$305,000	\$338,247	\$338,247	\$ 303,279	
Dwelling Equipment: Ranges & Refrigerators	1465.1		\$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: Electric: Exterior Security Lighting (F)	1460		\$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: Roof Repair/Tuckpointing (F)	1460		\$10,000	\$10,000	\$10,000	\$ 4,154	As Needed
	Dwelling Units: Vacancy/Apartment Refurbishment (F)	1460		\$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: Painting Halls/Stairs (F)	1460		\$20,000	\$20,000	\$20,000	\$ -	As Needed
	Bldg Entrance			\$0	\$21,765	\$21,765	\$ 1,740	
	Dwelling Equipment: Ranges & Refrigerators	1465.1		\$20,000	\$18,644	\$18,644	\$ 18,644	100% Complete
Non-Dwelling Structures:	1470							
Total, N.J. 9-03:				\$486,000	\$437,619	\$437,619	\$ 326,468	

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		

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

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:	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

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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			\$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: Utility: Electric Service, Bldg. 1	1450		\$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: Ranges & Refrigerators	1465.1			\$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

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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. 9-9 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:

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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:

Signature of Public Housing Director/Office of Native American Programs Administrator & 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. 9-14 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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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:

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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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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	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

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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
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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	
		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			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. 9-05 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

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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. 9-07 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

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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. 9-04 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

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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. 9-05 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:

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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. 9-06 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

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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. 9-9 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:

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. 9-11 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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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

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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						
	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

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 &

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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

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

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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

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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

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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

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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

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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
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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	\$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

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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
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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				
	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

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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

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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:

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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:

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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
 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:

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