

PHA Plans

Streamlined 5-Year/Annual Version

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

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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 to certain 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 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

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. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Bayonne Housing Authority **PHA Number:** NJ39-012

PHA Fiscal Year Beginning: 07/01/2005

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**

Number of public housing units:

Number of S8 units:

Number of public housing units:

Number of S8 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:				

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

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

The mission of the Housing Authority of the City of Bayonne is to provide decent housing and safe, suitable living environments for economically impeded persons, disabled persons, and senior citizens without discrimination, and to provide homeownership opportunities when available.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
Quantifiable Measure: Improve public housing and Section 8 unit

inspection by implementing a standardized, paper inspection protocol and inspect PHA units on a bi-annual basis.

Status: BHA has developed and is utilizing a standardized Section 8 inspection protocol that has been revised to incorporate PHAS regulations. Public Housing inspections are conducted every 6 months. The agency continues to implement this housing inspection process with improved PHAS scores.

- Renovate or modernize public housing units:

Quantifiable Measure: Major capital improvements will be made to all public housing developments not scheduled for demolition or disposition over the next five years.

Status: BHA's Capital Fund reflects plans for completing rehabilitation of kitchens and baths, site work, and public areas at all public housing developments. The Plans also incorporate the repair or replacement of infrastructure components that has become deteriorated or obsolete.

- Demolish or dispose of obsolete public housing:

Quantifiable Measure: The following properties have been determined obsolete and will be demolished or disposed of within the next 3 years.
19-21 East 19th Street

Status: A demolition or disposition application for 19-21 East 19th Street is planned and an Environmental Review is being conducted. The application will coordinate with the City of Bayonne's plans to declare the property part of a Redevelopment Area.

- Provide replacement public housing:

- Provide replacement vouchers:

Quantifiable Measure: As replacement housing for those units lost as a result of disposition, the Housing Authority of the City of Bayonne will apply for an additional 92 Section 8 vouchers within the next 3 years.

Status: BHA will apply for Section 8 Replacement Housing Vouchers in 2005 for units disposed of at Avenue C. BHA will apply for Replacement Housing Vouchers for units at 19-21 East 19th Street upon the approval of the demolition or disposition application.

- Other: (list below)

Quantifiable Measure: Apply for RHF Funds earmarked for replacement of new affordable housing and submit a plan to utilize the funds.

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
 Conduct outreach efforts to potential voucher landlords
 Increase voucher payment standards
 Implement voucher homeownership program:

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

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
Quantifiable Measure: Continue the Community Policing Activities developed in conjunction with the Bayonne Police Department under the agency's Drug Elimination Program at a level of service at least equal to that provided in 1999.
Status: The Community Policing Activities developed in conjunction with the Bayonne Police Department under the agency's Drug Elimination Program are continuing at a level of service equal to or exceeding that provided in 1999.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
Quantifiable Measure: Apply for approval to designate two housing developments for occupancy only by elderly families.
Status: An application for designated housing will be submitted in 2004 for the elderly developments listed below. An age-in-place program has been established at each site to accommodate the unique needs of those elderly residents. The program provides meals, laundry, light housekeeping and errand services. This program is already established and making a positive impact on resident lives.
NJ12-7 Constable Hook
NJ12-8 Back Bay Gardens
- Other: (list below)
 - Improve overall appearance of developments.
Quantifiable Measure: Within the next year the Housing Authority of the City of Bayonne will develop master plans for major site improvements at each of its public housing properties.
Status: Major site improvements have been incorporated in BHA's capital plan at each of its public housing properties. Site improvements are currently being implemented by the BHA and are approximately 80% complete.

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

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

Objectives:

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to improve assistance recipients' employability:

Quantifiable Measure: Continue the Youth and Adult Educational Programs developed in partnership with the Board of Education under the agency's Drug Elimination Program at a level of service at least equal to that provided in 1999.

Status: BHA has continued the Youth and Adult Educational Programs developed in partnership with the Board of Education under the agency's Drug Elimination Program at a level of service at least equal to that provided in 1999.

BHA has developed a program in conjunction with the Board of Education for children from three neighborhood schools. An after school tutor program is conducted in the schools after regular school hours. The classroom atmosphere contributes to an environment of study and learning. BHA provides snacks for the children and reimburses the Board of Education for the supervision. This program is available to all BHA family sites, while East Side Gardens has an after school program on site.

Based on students' grade improvement the Safe Haven community room program has been expanded in to serve 100 children a day at three school locations. Program supervisors are hired by the Board of Education and are required to meet the qualifications of substitute teacher status in the State of New Jersey. Program supervisors include several qualified BHA residents.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Quantifiable Measure: Continue insure elderly resident access to needed supportive services by continuing to utilize the cooperative referral procedure established by the agency and the City's Office on Aging.

Status: BHA has met and exceeded this goal by partnering with City and State service providers, to procure a grant for congregate housing at Back-Bay Gardens. The grant provides for assisting frail elderly residents through an "age in place program" which provides meals, laundry, light housekeeping and errand services. This trial program is successful and BHA has applied to provide this service at other locations. The program has expanded to Constable Hook to assist additional residents.

Quantifiable Measure: Implement a Modernization Program to convert units at NJ12-6A for complete handicap accessibility.

Status: The BHA Board has approved this measure and will begin implementing the plan by procuring architectural services for these modifications.

Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

1. Increase homeownership opportunities for moderate income families

Objectives:

- Provide homeownership opportunities to qualified moderate-income families by developing affordable homes using non-federal funds.

Quantifiable Measure: Using its Affordable Housing Development Fund, the Housing Authority of the City of Bayonne will develop twelve duplex homes over the next 5 years and sell them to qualified middle income families.

Status: BHA completed and accomplished it's second Homeownership Program in five years. The BHA Redevelopment arm is completing predevelopment activities for the redevelopment of 407, 409 & 411 Avenue C as part of its homeownership program. Units will be completed for occupancy in 2005.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

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

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

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
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	1398		94
Extremely low income <=30% AMI	240	18%	
Very low income (>30% but <=50% AMI)	250	65%	
Low income (>50% but <80% AMI)	908	17%	
Families with children	658	47%	
Elderly families	500	36%	
Families with Disabilities	-		
White	1978	62.2%	
Black	1321	10.2%	
Hispanic	850	26.9%	
Native American	10	.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	240	17.2%	43
2 BR	333	23.8%	30
3 BR	320	22.9%	17
4 BR	5	.4%	4
5 BR			
5+ BR			
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 PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1041		20
Extremely low income <=30% AMI	700	67%	
Very low income (>30% but <=50% AMI)	341	33%	
Low income (>50% but <80% AMI)			
Families with children	986	95%	
Elderly families	20	2%	
Families with Disabilities	35	.3%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - Complete the design and modification of NJ12-6A for complete compliance with Section 504 accessibility requirements.

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)
 - Leverage existing housing resources other than public housing or Section 8 tenant-based assistance to promote affordable housing.

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority

- concentrations
- Other: (list below)
 - Market public housing units to all groups within the jurisdiction as there is not a concentration of minority or poverty groups within the jurisdiction.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)		
a) Public Housing Operating Fund	4,648,339	
b) Public Housing Capital Fund	2,974,158	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,850,826	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2003	921,748	Modernization
2004	2,849,158	Modernization
3. Public Housing Dwelling Rental Income		
Excess Utilities	4,113,220	Public Hsg. Operations
	60,000	Public Hsg. Operations
4. Other income (list below)		
Interest	226,930	Public Hsg. Operations
Laundry/Tenant Charges/ Portable Fees	511,000	Public Hsg. Operations
4. Non-federal sources (list below)		
Reimbursements (Related Parties)	1,248,000	Public Hsg. Operations
Congregate Housing	54,461	Public Hsg. Operations
Total resources	19,457,840	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

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

When families are within a certain time of being offered a unit: **3 months**

Other: (describe)

- Eligibility is not verified more than 90 days before placement.

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

- Screening of criminal or drug related activity at the Local and State level is mandatory.
- Screening of criminal or drug-related activity at the Local and State level, rental history and housekeeping are optional.

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

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

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

(2)Waiting List Organization

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

Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

- The BHA will maintain separate waiting lists for its family developments and its elderly developments. The agency will also maintain separate waiting lists for Post Road Gardens and Bridgeview Manor, two non-public housing developments which it manages.

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

PHA main administrative office

PHA development site management office

Other (list below)

c. 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 d. **No**

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:

d. 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 subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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

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

- PHA main administrative office
- All PHA development management offices

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies **Immediate**
- Over-housed **Transferred if unit is inappropriate**
- Under-housed **Transferred if unit is inappropriate**
- Medical justification **Transferred if unit is inappropriate**
- Administrative reasons determined by the PHA (e.g., to permit modernization work) **Immediate**
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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)

- 3 Bayonne resident with one or more local preference
- 4 Non-Bayonne resident with one or more local preference
- 5 Bayonne resident with any local preference
- 6 Non-Bayonne resident without any local preference

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: 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 on the following table:

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)]

B. Section 8

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

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors):
 Other (list below)
Mandatory: Criminal or drug-related activity at the State or Local level
Optional: Criminal or drug-related activity at the Federal level
Rental history
Housekeeping

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)
 - The BHA shares information about each applicant with prospective landlords. The agency certifies to the landlord that the applicant qualifies and has been screened by the BHA and found to be acceptable for participation in the program. The landlord is notified as to what steps have been taken to qualify and screen the applicant, but specific findings are not disclosed to the landlord. The landlord is encouraged to conduct screening procedures.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

- Failure of an apartment selected by the applicant to pass BHA's unit inspection.
- When a reasonable accommodation is requested.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Other preference(s) (list below)

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)
 - The agency has no special purpose Section 8 programs and does not anticipate establishing any such program.

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

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

b. Minimum Rent

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

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

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

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

- Admissions and Occupancy Policies as per HUD regulations.

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

- None

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

- Other (list below)
- None

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)
- Not Applicable

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
- Any time the family experiences a change in income or family composition that results in an adjustment to the rent.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
- Minimum rent hardship exemption policies are as required by the Section 8 Administration Plan and HUD regulations.

5. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. 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 of sub-component 5B: 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) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:

Development (project) number:

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

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

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: 19 East 19 th Street 1b. Development (project) number: NJ12-9
2. Activity type: Demolition <input type="checkbox"/> To be determined Disposition <input type="checkbox"/>
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: <u>2005</u>
5. Number of units affected: 12
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: Summer 2005 b. Projected end date of activity: Summer 2006

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 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 below:

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):

- a. 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.
- b. 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.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the*

PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2004 - 2008.

BHA's progress in meeting the goals and objectives established in the previous 5-Year Plan have been detailed in the Streamlined PHA Five-Year Plan which is located at the beginning of this document.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

- b. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

The PHA is located in a State that requires the members of a governing board to

- be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) 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).

Consolidated Plan jurisdiction: (provide name here)

a. 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 list 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)

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

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. 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:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ 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
X	<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>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	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
X	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 PHA’s public housing & Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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
	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
X	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 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input 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 type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	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
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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
X	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
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	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
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: 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 PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Attachments

Attachment A: Admissions and Occupancy Policy

Attachment B: CF Annual Statement

Attachment C: CF 5-Year Action Plan

Attachment D: Performance and Evaluation Reports FFY 2000-2004

Attachment E: List of Members of Resident Advisory Board

Attachment F: Summary of Resident Comments

Attachment G: BHA Organizational Chart

Attachment A

The Admissions and Occupancy Policy is available as a required attachment to the PHA Plan.

Attachment B
Capital Fund Annual Statement

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39PO1250105 Replacement Housing Factor Grant No:				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	
ADMINISTRATION	Technical Salaries	1410.0		\$48,000				
	Employee Benefits	1410.0		\$16,000				
	Sundry Costs	1410.0		\$2,000				
	Legal	1410.0		\$5,000				
				\$71,000				
MANAGEMENT IMPROVEMENTS	Staff Training-Computer Proficiency	1408.0		\$20,000				
	Resident Initiatives							
	Agency Resident Initiative:	1408.0		\$10,000				
	Tenant Council Training	1408.0		\$5,000				
				\$15,000				
	Resident Security Program							
	Community Policing Initiative - Drug							
	Elimination/Education Program:	1408.0		\$370,000				
	Community Policing Initiative - Security	1408.0		\$190,000				
				\$590,000				
	Fleet Replacement & Acquisition	1475.0		\$40,000				
	A & E Fees and Costs							
	CGP Planning Consultant	1430.0		\$16,100				
	Mod Coordinator	1430.0		\$100,000				
	CGP Related Planning Costs	1430.0		\$900				
				\$117,000				

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FFY of Grant:			
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39PO1250105 Replacement Housing Factor Grant No:			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	
PHYSICAL IMPROVEMENT COSTS								
NJ12-1 Pamrapo Gardens								
	Public Areas							
	Replace Stair Treads	1460.0	100%	\$30,000				
	A&E Services	1430.0	100%	\$1,800				
				\$31,800				
NJ12-2 Bergen Point Gardens								
	Public Areas							
	Replace Stair Treads	1460.0	100%	\$30,000				
	A&E Services	1430.0	100%	\$1,800				
				\$31,800				
NJ12-4 LaTourette Gardens								
	Dwelling Units							
	Kitchen Replacemen	1450.0	100%	\$750,000				
	Public Areas							
	Replace Stair Treads	1460.0	100%	\$30,000				
	A&E Services	1430.0	100%	\$2,100				
				\$32,100				
NJ12-6A Pamrapo Gardens Annex								
	Dwelling Units							
	504 Conversions	1460.0	0%	\$0				
	A & E Services	1430.0	100%	\$72,000				
				\$72,000				

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

PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39PO1250105 Replacement Housing Factor Grant No:				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	
NJ12-7 Constable Hook Village								
	Site Improvements							
	Site Improvements	1450.0	100%	\$150,000				
	Building Envelope Repairs							
	Repair Concrete Ledges	1460.0	100%	\$100,000				
	Dwelling Units							
	Replace Apartment Entry Doors & Frame	1460.0	100%	\$186,584				
	Electrical Device Replacement							
	Replace Apartment Electrical Panels	1460.0	100%	\$88,000				
	A & E Services	1430.0	100%	\$36,721				
				\$561,305				
NJ12-7A Kill Van Kull Gardens Annex								
	Site							
	Site Improvements	1450.0	100%	\$150,000				
	Building Envelope Repairs							
	Repair Concrete Ledges	1460.0	100%	\$100,000				
	Ground Floor Exterior	1460.0	100%	\$30,000				
	Replace Patio Doors	1460.0	100%	\$56,800				
	Dwelling Units							
	Replace Apartment Entry Doors & Frame	1460.0	100%	\$150,000				
	Electrical Device Replacement							
	Replace Apartment Electrical Panels	1460.0	100%	\$37,000				
	A & E Services	1430.0	100%	\$36,666				
				\$73,666				
Authority-Wide Programs								
	LBP Abatement	1460.0	100%	\$50,000				
	Office Equipment	1475.0	100%	\$40,000				
	Contingency	1502.0		\$21,687				

Attachment C
Capital Fund Five-year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name:		Housing Authority of the City of Bayonne				<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: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009	
Administration		\$71,000	\$71,000	\$71,000	\$71,000	
Management Improvements		\$650,000	\$650,000	\$650,000	\$650,000	
Resident Initiatives		\$15,000	\$15,000	\$15,000	\$15,000	
Fees		\$242,000	\$242,000	\$242,000	\$242,000	
NJ12-1 Pamrapo Gardens		\$135,000		\$365,200		
NJ12-2 Bergen Point Gardens		\$135,000		\$530,000	\$160,000	
NJ12-3 Centerville Gardens		\$335,000	\$351,200	\$80,000	\$613,200	
NJ12-4 LaTourette Gardens		\$602,500	\$426,800			
NJ12-5 Kill Van Kull Gardens		\$90,000	\$256,000	\$200,000	\$254,000	
NJ12-6A Pamrapo Gardens Anne:		\$600,000	\$600,000			
NJ12-6B Eastside Gardens			\$45,000	\$200,000	\$396,500	
NJ12-7 Constable Hook Village				\$210,800		
NJ12-7A Kill Van Kull Gardens Anne:				\$70,000		
NJ12-8 Back Bay Gardens			\$300,000	\$202,000	\$436,000	
NJ12-9 Scattered Sites						
Agency-Wide Capital Improvement:		\$98,658	\$17,158	\$138,158	\$136,458	
CFP Funds Listed for 5-year planning		\$2,974,158	\$2,974,158	\$2,974,158	\$2,974,158	
Replacement Housing Factor Fund:						

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year : 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See Annual Statement	NJ12-3 Centerville Gardens	Building Envelope Repairs Replace Roof Shingles	\$200,000	NJ12-3 Centerville Gardens	Electrical Device Replacement Replace Lighting Fixtures, Ou	\$151,200
	NJ12-4 LaTourette Gardens	Site Improvements Site Improvement	\$400,000	NJ12-4 LaTourette Gardens	Electrical Device Replacement Replace Lighting Fixtures, Ou	\$226,800
	NJ12-6A Pamrapo Gardens Anne	504 Conversion Reconfigure Building to 504 C	\$600,000	NJ12-5 Kill Van Kull Gardens	Mechanical/Electrical Replace Lighting Fixtures, Ou	\$250,000
	AUTHORITY-WIDE CAPITAL IMPROVEMENTS	Authority-Wide Programs LBP Abatement	\$50,000	Public Areas Upgrade Laundry Room Finis		\$6,000
		Security Upgrades - Phone Intercom System		NJ12-6A Pamrapo Gardens Anne	504 Conversion Reconfigure Building to 504 C	\$600,000
		NJ12-1	\$135,000	NJ12-8 Back Bay Gardens	Dwelling Units Replace Apartment Entry Doc	\$300,000
		NJ12-2	\$135,000	AUTHORITY-WIDE CAPITAL IMPROVEMENTS		
		NJ12-3	\$135,000	Steam Riser & Return Replacement Program		
		NJ12-4	\$202,500	NJ12-3		\$200,000
		NJ12-5	\$90,000	NJ12-4		\$200,000
		NJ12-6B		Security Upgrades - Phone Intercom System		
		Agency-Wide Capital Improvements - Admin Offices		NJ12-6B		\$45,000
		Office Equipment - 1475 - equ	\$20,000			
		Office Equipment - 1475 - cor	\$20,000			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year : 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
(Hatched area)	Administration/Management/Resident Initiatives/ Fees			Agency-Wide Capital Improvements - Admin Offices		
		Administration			Office Equipment - 1475 - eq	\$20,000
		Technical Salaries	\$48,000		Office Equipment - 1475 - cor	\$20,000
		Employee Benefits	\$16,000	Administration/Management/Resident Initiatives/ Fees		
		Sundry Costs	\$2,000		Administration	
		Legal	\$5,000		Technical Salaries	\$48,000
		A & E Fees and Costs			Employee Benefits	\$16,000
		CGP Planning Consultant	\$16,100		Sundry Costs	\$2,000
		A&E Fees	\$125,000		Legal	\$5,000
		Mod Coordinator	\$100,000		A & E Fees and Costs	
		CGP Related Planning Costs	\$900		CGP Planning Consultant	\$16,100
		Management Improvements			A&E Fees	\$125,000
		Staff Training - Skill Enhancement	\$20,000		Mod Coordinator	\$100,000
		Resident Initiatives			CGP Related Planning Costs	\$900
		Agency Resident Initiative	\$10,000		Management Improvements	
	Tenant Council Training	\$5,000		Staff Training - Skill Enhancement	\$20,000	
	Resident Security Program			Resident Initiatives		
	Community Policing Initiative	\$370,000		Agency Resident Initiative	\$10,000	
	Community Policing Initiative	\$190,000		Tenant Council Training	\$5,000	
	Fleet Replacement & Acquisition	\$30,000		Resident Security Program		
	Contingency	\$48,658		Community Policing Initiative	\$370,000	
				Community Policing Initiative	\$190,000	
				Fleet Replacement & Acquisition	\$30,000	
				Contingency cannot exceed	\$17,158	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Activities for Year : 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year : 5 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
NJ12-1 Pamrapo Gardens	Electrical Device Replacement Replace Lighting Fixtures, Outlets	\$165,200	NJ12-2 Bergen Point Gardens	Site Improvements Site Improvements	\$160,000
NJ12-2 Bergen Point Gardens	Building Envelope Repairs Replace Windows - can be 2000 sq ft	\$270,000	NJ12-3 Centerville Gardens	Site Improvements Site Improvements Perimeter Fence	\$93,200 \$250,000
NJ12-5 Kill Van Kull Gardens	Site Improvements Site Improvements	\$200,000	NJ12-5 Kill Van Kull Gardens	Building Envelope Repairs Replace Windows	\$270,000
NJ12-6B Eastside Gardens	Site Improvements Site Improvements - Underground	\$200,000	NJ12-5 Kill Van Kull Gardens	Building Envelope Repairs Replace Windows	\$254,000
NJ12-7 Constable Hook Village	Building Envelope Repairs Ground Floor Exterior Replace Patio Doors	\$70,000 \$140,800	NJ12-6B Eastside Gardens	Building Envelope Repairs Replace Windows Dwelling Units Replace Apartment Entry Doors	\$132,000 \$49,500
NJ12-7A Kill Van Kull Gardens Annex	Site Improvements Site Improvements	\$70,000	NJ12-6B Eastside Gardens	Mechanical/Electrical Systems Water Booster Pumps Upgrade Electrical Service	\$50,000 \$165,000
NJ12-8 Back Bay Gardens	Dwelling Units Replace Apartment Entry Doors	\$202,000	NJ12-8 Back Bay Gardens	Building Envelope Repairs Replace Patio Doors Public Areas Replace VCT Floor Tile Paint Walls & Ceiling Upgrade Corridor Lighting	\$300,000 \$60,000 \$28,000 \$48,000
AUTHORITY-WIDE CAPITAL IMPROVEMENTS	Steam Riser & Return Replacement Program			Authority-Wide Programs 504 Conversions	\$135,000
	NJ12-1	\$200,000			
	NJ12-2	\$200,000			
	NJ12-2	\$60,000			
	NJ12-3	\$80,000			
	Authority-Wide Programs 504 Conversions	\$135,000			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Activities for Year : 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year : 5 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
Agency-Wide Capital Improvements - Admin Offices			Agency-Wide Capital Improvements - Admin Offices		
	Office Equipment - 1475 - eq	\$20,000		Office Equipment - 1475 - eq	\$20,000
	Office Equipment - 1475 - cor	\$20,000		Office Equipment - 1475 - cor	\$20,000
Administration/Management/Resident Initiatives/ Fees			Administration/Management/Resident Initiatives/ Fees		
	Administration			Administration	
	Technical Salaries	\$48,000		Technical Salaries	\$48,000
	Employee Benefits	\$16,000		Employee Benefits	\$16,000
	Sundry Costs	\$2,000		Sundry Costs	\$2,000
	Legal	\$5,000		Legal	\$5,000
	A & E Fees and Costs			A & E Fees and Costs	
	CGP Planning Consultan	\$16,100		CGP Planning Consultan	\$16,100
	A&E Fees	\$125,000		A&E Fees	\$125,000
	Mod Coordinato	\$100,000		Mod Coordinato	\$100,000
	CGP Related Planning Costs	\$900		CGP Related Planning Costs	\$900
	Management Improvements			Management Improvements	
	Staff Training - Skill Enhand	\$20,000		Staff Training - Skill Enhand	\$20,000
	Resident Initiatives			Resident Initiatives	
	Agency Resident Initiative:	\$10,000		Agency Resident Initiative:	\$10,000
	Tenant Council Training	\$5,000		Tenant Council Training	\$5,000
	Resident Security Program			Resident Security Program	
	Community Policing Initiative	\$370,000		Community Policing Initiative	\$370,000
	Community Policing Initiative	\$190,000		Community Policing Initiative	\$190,000
	Fleet Replacement & Acquis	\$30,000		Fleet Replacement & Acquis	\$30,000
	Contingency cannot excee	\$3,158		Contingency	\$1,458

Attachment D

Performance and Evaluation Reports FFY 2001 - 2004

Performance and Evaluation Reports FFY 2001

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

PHA Name: Housing Authority of the City of Bayonne	Grant Type and Number Capital Fund Program Grant No: NJ39PO1250101 Replacement <input checked="" type="checkbox"/> using Factor Grant:	Federal FY of Grant: 2001
--	---	-------------------------------------

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 4
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/04	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original(rev 3)	Revised #4	Obligated	Expended
1	Total non CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$60,615	\$60,615	\$60,615	\$60,615
4	1410 Administration	\$29,190	\$29,190	\$29,190	\$29,190
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$124,609	\$124,971	\$124,971	\$120,733
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$3,079,756	\$3,079,394	\$3,079,394	\$3,063,421
11	1465.1 Dwelling Equipment -- Non-expendable				
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 Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$3,294,170	\$3,294,170	\$3,294,170	\$3,273,959
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs				
25	Amount of line 20 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJPO1250101 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	Technical Salaries	1410.0		\$0	\$0	\$0	\$0	complete
	Emplyee Benefits	1410.0		\$0	\$0	\$0	\$0	
	CF Independent Audit	1410.0		\$0	\$0	\$0	\$0	
	Sundry Costs	1410.0		\$5,790	\$5,790	\$5,790	\$5,790	
	Legal	1410.0		\$23,400	\$23,400	\$23,400	\$23,400	
				\$29,190	\$29,190	\$29,190	\$29,190	
Management Improvements	Staff Training-Computer Proficiency							complete
	Intro for Novices	1408.0		\$0	\$0	\$0	\$0	
	Basic Programs	1408.0		\$0	\$0	\$0	\$0	
	Specialized Programs	1408.0		\$0	\$0	\$0	\$0	
	Staff Training-Time Management	1408.0		\$0	\$0	\$0	\$0	
	Staff Training-Customer Service	1408.0		\$0	\$0	\$0	\$0	
	Maintenance Training							
	Estimating /Scheduling	1408.0		\$0	\$0	\$0	\$0	
	Staff Management	1408.0		\$0	\$0	\$0	\$0	
	Computer Proficiency	1408.0		\$0	\$0	\$0	\$0	
	Computer Equipment							
	Computer Software	1408.0		\$49,707	\$49,707	\$49,707	\$49,707	
	Computer Hardware	1408.0		\$10,908	\$10,908	\$10,908	\$10,908	
	Community Policing Initiative	1408.0		\$0	\$0	\$0	\$0	
	Fleet Replacement	1408.0		\$0	\$0	\$0	\$0	
				\$60,615	\$60,615	\$60,615	\$60,615	
Resident Initiatives	Agency Resident Initiatives	1408.0		\$0	\$0	\$0	\$0	complete
	Resident Council Training	1408.0		\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJPO1250101 Replacement Housing Factor Grant No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Fees	PHA Planning Consultant	1430.0		\$10,917	\$10,917	\$10,917	\$10,917	complete
	Mod Coordinator	1430.0		\$14,448	\$14,448	\$14,448	\$14,448	complete
	Master Plan for Authority-Wide Site Improvement	1430.0		\$0	\$0	\$0	\$0	on-going
	A&E Services	1430.0		\$62,836	\$63,432	\$63,432	\$59,194	on-going
	A&E Services Lead Base Paint	1430.0		\$6,384	\$6,150	\$6,150	\$6,150	complete
	Inspections	1430.0		\$30,024	\$30,024	\$30,024	\$30,024	complete
				\$124,609	\$124,971	\$124,971	\$120,733	
NJ12-1 Pamrapo Gardens								
	Replace Windows	1460.0	100%	\$170,124	\$170,124	\$170,124	\$170,124	complete
	site work	1460.0	100%	\$273,145	\$273,145	\$273,145	\$273,145	complete
	Rehab & Paint Basement Public Areas & Entries	1460.0	100%	\$69,464	\$69,464	\$69,464	\$69,464	complete
				\$512,733	\$512,733	\$512,733	\$512,733	
NJ12-2 Bergen Point Gardens								
	Replace lighting fixtures, outlets, switches	1460.0	100%	\$0	\$0	\$0	\$0	
	Rehab & Paint Basement Public Areas & Entries	1460.0	100%	\$66,444	\$66,444	\$66,444	\$66,444	complete
				\$66,444	\$66,444	\$66,444	\$66,444	
NJ12-3 Centerville Gardens								
	Reconfigure & Replace Kitchens	1460.0	100%	\$981,500	\$974,040	\$974,040	\$974,040	complete
	Replace Bathrooms	1460.0	100%	\$0	\$0	\$0	\$0	
	A&E Services	1430.0	100%	\$0	\$0	\$0	\$0	
	Rehab & Paint Basement Public Areas & Entries	1460.0	100%	\$66,444	\$66,444	\$66,444	\$66,444	complete
				\$1,047,944	\$1,040,484	\$1,040,484	\$1,040,484	
NJ12-4 LaTourette Gardens								
	Repair Damaged Brick on Bldg Envelope	1460.0	100%	\$0	\$0	\$0	\$0	
	Rehab & Paint Basement Public Areas & Entries	1460.0	100%	\$114,949	\$114,949	\$114,949	\$114,949	complete
				\$114,949	\$114,949	\$114,949	\$114,949	
NJ12-1/4	kitchens/baths	1460.0	100%	\$0	\$0	\$0	\$0	litigation

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJPO1250101 Replacement Housing Factor Grant No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	TV Surveillance	1460.0	100%	\$409,981	\$409,983	\$409,983	\$409,983	complete
NJ12-6B Eastside Gardens								
	Replace Lobby & Corridor Finishes	1460.0	100%	\$0	\$0	\$0	\$0	complete
	Roof	1460.0	100%	\$254,500	\$254,500	\$254,500	\$254,500	
	Replace Accoustical Ceiling Tile	1460.0	100%	\$0	\$0	\$0	\$0	
	Upgrade Lobby & Corridor Lighting	1460.0	100%	\$0	\$0	\$0	\$0	
	Upgrade Electrical Services	1460.0	100%	\$0	\$0	\$0	\$0	
	A&E Services	1430.0	100%	\$0	\$0	\$0	\$0	
				\$254,500	\$254,500	\$254,500	\$254,500	
HA Wide	Lead Base Paint	1460.0	100%	\$61,106	\$61,104	\$61,104	\$45,131	on-going
HA Wide	Window Guards	1460.0	100%	\$9,981	\$6,120	\$6,120	\$6,120	complete
NJ 12-7	Emergency Elevators	1460.0	100%	\$36,947	\$23,955	\$23,955	\$23,955	complete
NJ12-8 Back Bay Gardens								
	Replace Apartment Electrical Panels	1460.0	100%	\$174,185	\$174,185	\$174,185	\$174,185	complete
	A&E Services	1430.0	100%	\$0	\$0	\$0	\$0	
				\$174,185	\$174,185	\$174,185	\$174,185	
NJ12-9 Scattered Sites								
	Comprehensive Modernization							complete
	29-31 East 17th Street	1460.0	100%	\$390,986	\$414,937	\$414,937	\$414,937	
	A&E Services	1430.0	100%	\$0	\$0	\$0	\$0	
				\$390,986	\$414,937	\$414,937	\$414,937	
Agency-Wide Capital Improvements								
	Relocation	1495.0		\$0	\$0	\$0	\$0	
	Contingency	1502.0		\$0	\$0	\$0	\$0	

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 Bayonne	Grant Type and Number: Capital Fund Program No: NJ39PO1250101 Replacement Housing Factor 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 #1	Actual	Original	Revised #1	Actual	
NJ12-1 Pamrapo Gardens	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		
NJ12-2 Bergen Point Gardens	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		
NJ12-3 Centerville Gardens	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		
NJ12-4 LaTourette Gardens	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		
NJ12-5 Kill Van Kull Gardens	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		
NJ12-6A Pamrapo Gardens Annex	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		
NJ12-6B Eastside Gardens	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		
NJ12-7 Constable Hook Village	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		
NJ12-7A Kill Van Kull Gardens Annex	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		
NJ12-8 Back Bay Gardens	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		
NJ12-9 Scattered Sites	Mar-03	Mar-03	Mar-03	Sep-04	Jun-05		

Performance and Evaluation Reports FFY 2002

Annual Statement / Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Bayonne	Grant Type and Number Capital Fund Program Grant No: NJ39PO1250102 Replacement Housing Factor Grant:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)

Performance and Evaluation Report for Period Ending:12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original(Rev #1)	Revised #2	Obligated	Expended
1	Total non CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$24,546	\$49,546	\$49,546	\$49,546
4	1410 Administration	\$71,000	\$71,000	\$71,000	\$71,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$214,197	\$191,971	\$191,971	\$151,144
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$2,714,501	\$2,711,727	\$2,711,727	\$2,128,579
11	1465.1 Dwelling Equipment -- Non-expendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$10,485	\$10,485	\$10,485	\$10,485
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 Expenses or Debt Service				
20	1502 Contingency	\$86,522	\$86,522	\$86,522	\$86,522
21	Amount of Annual Grant (Sum of lines 2-19)	\$3,121,251	\$3,121,251	\$3,121,251	\$2,497,276
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs		\$25,000	\$25,000	\$25,000
25	Amount of line 20 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			\$2,002			
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39P Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	Technical Salaries	1410.0		\$0	\$0	\$0	\$0	
	Employee Benefits	1410.0		\$0	\$0	\$0	\$0	
	Sundry Costs	1410.0		\$0	\$0	\$0	\$0	
	Legal	1410.0		\$71,000	\$71,000	\$71,000	\$71,000	
				\$71,000	\$71,000	\$71,000	\$71,000	
Management Improvements	Staff Training-Computer Proficiency							
	Intro for Novices	1408.0		\$0	\$0	\$0	\$0	
	Basic Programs	1408.0		\$0	\$0	\$0	\$0	
	Specialized Programs	1408.0		\$24,546	\$24,546	\$24,546	\$24,546	
	Staff Training-Time Management	1408.0		\$0	\$0	\$0	\$0	
	Staff Training-Customer Service	1408.0		\$0	\$0	\$0	\$0	
	Maintenance Training							
	Estimating /Scheduling	1408.0		\$0	\$0	\$0	\$0	
	Staff Management	1408.0		\$0	\$0	\$0	\$0	
	Computer Proficiency	1408.0		\$0	\$0	\$0	\$0	
	Resident Initiatives							
	Agency Resident Initiative	1408.0		\$0	\$0	\$0	\$0	
	Tenant Council Training	1408.0		\$0	\$0	\$0	\$0	
	Resident Security Program							
	Community Policing Initiative - Drug							
	Elimination/Education Programs	1408.0		\$0	\$0	\$0	\$0	
	Community Policing Initiative - Security	1408.0		\$0	\$25,000	\$25,000	\$25,000	
				\$24,546	\$49,546	\$49,546	\$49,546	
	Fleet Replacement & Acquisition	1475.0		\$0	\$0	\$0	\$0	

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			\$2,002			
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39P Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Office Equipment							
	Computer Hardware	1475.0		\$10,485	\$10,485	\$10,485	\$10,485	
	Office Equipment	1475.0		\$0	\$0	\$0	\$0	
				\$10,485	\$10,485	\$10,485	\$10,485	
	A & E Fees and Costs							
	CGP Planning Consultant	1430.0		\$0	\$957	\$957	\$957	
	Mod Coordinator/Inspection:	1430.0		\$95,000	\$91,406	\$91,406	\$87,178	
	A/E Fees-Authority Wide	1430.0		\$30,000	\$16,939	\$16,939	\$8,339	
				\$125,000	\$109,302	\$109,302	\$96,474	
	PHYSICAL IMPROVEMENT COSTS							
	NJ12-1 Pamrapo Gardens							
	Site Improvements							
	Reconfigure & Upgrade Parking Lots, Site	1450.0	100%	\$0	\$0	\$0	\$0	
	A & E Services	1430.0	100%	\$0	\$0	\$0	\$0	
	Kitchens/Baths	1460.0	100%	\$403,286	\$403,286	\$403,286	\$403,286	
	Stucco Finish Base of Buildings	1460.0	100%	\$0	\$0	\$0	\$0	
	A & E Services	1430.0	100%	\$0	\$0	\$0	\$0	
				\$403,286	\$403,286	\$403,286	\$403,286	
	NJ12-4 LaTourette Gardens							
	Site, Sidewalks, Parking	1450.0	80%	\$0	\$0	\$0	\$0	
	Kitchens	1460.0	100%	\$819,277	\$0	\$0	\$0	
	A & E Services	1430.0	100%	\$7,400	\$4,340	\$4,340	\$3,040	
				\$826,677	\$4,340	\$4,340	\$3,040	

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

PHA Name:		Grant Type and Number			\$2,002			
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39P Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ12-5 Kill Van Kull Gardens								
	Site, Sidewalks, Parking	1450.0	100%	\$0	\$0	\$0	\$0	
	Stairwells(12-5 & 6B)	1460.0	100%	\$109,330	\$114,880	\$114,880	\$105,953	
	Handrails	1460.0	100%	\$68,969	\$68,969	\$68,969	\$68,969	
	A & E Services	1430.0	100%	\$4,000	\$0	\$0	\$0	
				\$182,299	\$183,849	\$183,849	\$174,922	
NJ12-6A,6B,7,7A,8								
	Site Improvements							
	Site, Sidewalks, Parking	1450.0	100%	\$0	\$0	\$0	\$0	
	A & E Services	1430.0	100%	\$0	\$0	\$0	\$0	
	Public Areas							
	Apartment Doors	1460.0	100%	\$314,400	\$314,400	\$314,400	\$314,400	
	Electrical Panels(12-7 & 7A)	1460.0	100%	\$289,000	\$338,500	\$338,500	\$338,500	
	A & E Services	1430.0	100%	\$12,569	\$12,569	\$12,569	\$8,909	
				\$615,969	\$665,469	\$665,469	\$661,809	
NJ12-6A,7								
	A & E Services	1430.0	100%	\$62,400	\$62,932	\$62,932	\$41,312	
				\$62,400	\$62,932	\$62,932	\$41,312	
NJ12-8 Back Bay Gardens								
	Building Envelope Repairs							
	Window Replacement	1460.0	100%	\$234,225	\$234,225	\$234,225	\$234,225	
	Kitchens/Baths	1460.0	100%	\$0	\$720,228	\$720,228	\$146,007	
				\$234,225	\$954,453	\$954,453	\$380,232	
NJ12-9 Scattered Sites								

Annual Statement / Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name:		Grant Type and Number				\$2,002			
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39P Replacement Housing Factor Grant No:				2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Authority-Wide	Comprehensive Modernization								
	29-31 East 17th Street Comp Mor	1460.0	100%	\$476,014	\$517,239	\$517,239	\$517,239		
	29-31 East 17th Street Roof Replacemer	1460.0	100%	\$0	\$0	\$0	\$0		
	521 Kennedy Boulevard	1460.0	100%	\$0	\$0	\$0	\$0		
	A&E Services	1430.0	100%	\$2,828	\$2,828	\$2,828	\$1,409		
					\$478,842	\$520,067	\$520,067	\$518,648	
	45 Units/Year @ \$4500/uni	1460.0	100%	\$0	\$0	\$0	\$0		
	Family HR at NJ12-5, 6B								
	Install closet doors, replace interior doors, replace VCT floors, patch and pai								
	16 Units/Year @ \$4500/uni	1460.0	100%	\$0	\$0	\$0	\$0		
Senior HR at NJ12-6A, 7, 7A, 8									
Install closet doors, carpet floors, patch and paint wal									
39Units/Year @ \$2450/uni	1460.0	100%	\$0	\$0	\$0	\$0			
Relocation - NJ12-9 Scattered Site:				\$0	\$0	\$0	\$0		
Contingency				\$86,522	\$86,522	\$86,522	\$86,522		

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 Bayonne		Grant Type and Number: Capital Fund Program No: NJ39PO1250102 Replacement Housing Factor 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 #1	Actual	Original	Revised #1	Actual	
NJ12-1 Pamrapo Gardens	Mar-04	Jun-04	Jun-04	Sep-05			
NJ12-4 LaTourette Gardens	Mar-04	Jun-04	Jun-04	Sep-05			
NJ12-5 Kill Van Kull Gardens	Mar-04	Jun-04	Jun-04	Sep-05			
NJ12-6A Pamrapo Gardens Annex	Mar-04	Jun-04	Jun-04	Sep-05			
NJ12-6B Eastside Gardens	Mar-04	Jun-04	Jun-04	Sep-05			
NJ12-8 Back Bay Gardens	Mar-04	Jun-04	Jun-04	Sep-05			
NJ12-9 Scattered Sites	Mar-04	Jun-04	Jun-04	Sep-05			
Authority-Wide Programs	Mar-04	Jun-04	Jun-04	Sep-05			

Performance and Evaluation Reports FFY 2003

Annual Statement / Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Bayonne	Grant Type and Number Capital Fund Program Grant No: NJ39P01250103 Replacement Housing Factor Grant:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original(Rev #1)	Revised #2	Obligated	Expended
1	Total non CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$365,000	\$297,558	\$141,185	\$141,185
4	1410 Administration	\$25,800	\$89,400	\$89,400	\$86,924
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$106,895	\$203,520	\$202,045	\$19,204
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$2,045,427	\$1,977,644	\$1,213,744	\$34,195
11	1465.1 Dwelling Equipment -- Non-expendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$25,000			
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 Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$2,568,122	\$2,568,122	\$1,646,374	\$281,508
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs		\$297,558	\$141,185	\$141,185
25	Amount of line 20 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FFY of Grant: 2003			
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39P NJ39P01250103 Replacement Housing Factor Grant No:						
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	
Administration	Technical Salaries	1410.0		\$0	\$55,000	\$55,000	\$55,000	
	Employee Benefits	1410.0		\$0	\$0	\$0	\$0	
	Sundry Costs	1410.0		\$0	\$0	\$0	\$0	
	Legal	1410.0		\$25,800	\$34,400	\$34,400	\$31,924	
				\$25,800	\$89,400	\$89,400	\$86,924	
Management Improvements								
	Staff Training-Computer Proficiency							
	Intro for Novices	1408.0		\$0	\$0	\$0	\$0	
	Basic Programs	1408.0		\$0	\$0	\$0	\$0	
	Specialized Programs	1408.0		\$0	\$0	\$0	\$0	
	Staff Training-Time Management	1408.0		\$0	\$0	\$0	\$0	
	Staff Training-Customer Service	1408.0		\$0	\$0	\$0	\$0	
	Maintenance Training							
	Estimating /Scheduling	1408.0		\$0	\$0	\$0	\$0	
	Staff Management	1408.0		\$0	\$0	\$0	\$0	
	Computer Proficiency	1408.0		\$0	\$0	\$0	\$0	
	Resident Initiatives							
	Agency Resident Initiative:	1408.0		\$15,000	\$0	\$0	\$0	
	Tenant Concil Training	1408.0		\$0	\$0	\$0	\$0	
	Resident Security Program							
	Community Policing Initiative - Drug							
	Elimination/Education Program:	1408.0		\$200,000	\$114,855	\$0	\$0	
	Community Policing Initiative - Security	1408.0		\$150,000	\$182,703	\$141,185	\$141,185	
				\$365,000	\$297,558	\$141,185	\$141,185	

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FFY of Grant: 2003			
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39P01250103						
		Replacement Housing Factor Grant No:						
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	
	Fleet Replacement & Acquisition	1475.0		\$0	\$0	\$0	\$0	
	Office Equipment							
	Computer Hardware	1475.0		\$25,000	\$0	\$0	\$0	
	Office Equipment	1475.0		\$0	\$0	\$0	\$0	
				\$25,000	\$0	\$0	\$0	
	A & E Fees and Costs							
	A/E Fees	1430.0		\$50,000	\$0	\$0	\$0	
	Mod Coordinator/Inspection:	1430.0		\$50,000	\$77,000	\$77,000	\$9,309	
	CGP Related Planning Costs	1430.0		\$6,895	\$6,895	\$6,895	\$6,895	
				\$106,895	\$83,895	\$83,895	\$16,204	
	PHYSICAL IMPROVEMENT COSTS							
	Authority wide							
	Lead Base Pain	1460.0	100%	\$0	\$65,833	\$65,833	\$5,055	
	Doors	1460.0	100%	\$0	\$329,900	\$0	\$0	
	Water Services	1460.0	100%	\$0	\$104,000	\$0	\$0	
	A & E Services	1430.0	100%	\$0	\$109,625	\$108,150	\$0	
				\$0	\$609,358	\$173,983	\$5,055	
	NJ12-4 LaTourette Gardens							
	Public Areas							
	Windows	1460.0	100%	\$180,723	\$330,000	\$0	\$0	
				\$180,723	\$330,000	\$0	\$0	

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: NJ39P01250103 Replacement Housing Factor Grant No:			Federal FFY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ12-2 Bergen Point Gardens								
	Public Areas							
	Drainage	1460.0	100%	\$0	\$29,140	\$29,140	\$29,140	
	Replace Lobby & Corridor Finishes	1460.0	100%	\$0	\$0	\$0	\$0	
	A & E Services	1430.0	100%	\$0	\$0	\$0	\$0	
				\$0	\$29,140	\$29,140	\$29,140	
NJ12-8 Back Bay Gardens								
	Dwelling Units							
	Replace Kitchens	1460.0	100%	\$0	\$0	\$0	\$0	
	Replace Bathrooms	1460.0	100%	\$1,864,704	\$1,118,771	\$1,118,771	\$0	
	A & E Services	1430.0	100%	\$0	\$0	\$0	\$0	
				\$1,864,704	\$1,147,911	\$1,118,771	\$0	
NJ12-9 Scattered Sites								
	Comprehensive Modernization							
	29-31 East 17th Street Comp Mod	1460.0	100%	\$0	\$0	\$0	\$0	
	A&E Services	1430.0	100%	\$0	\$10,000	\$10,000	\$3,000	
				\$0	\$10,000	\$10,000	\$3,000	
	Contingency	1502.0		\$0	\$0	\$0	\$0	

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 Bayonne		Grant Type and Number: Capital Fund Program No: NJ39PO1250103 Replacement Housing Factor No:					Federal FY of Grant: 2003
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 #1	Actual	Original	Revised #1	Actual	
NJ12-3 Centerville Gardens	Sep-05			Sep-07			
NJ12-4 LaTourette Gardens	Sep-05			Sep-07			
NJ12-6B Eastside Gardens	Sep-05			Sep-07			
NJ12-8 Back Bay Gardens	Sep-05			Sep-07			
NJ12-9 Scattered Sites	Sep-05			Sep-07			
Authority-Wide Programs	Sep-05			Sep-07			

Performance and Evaluation Reports FFY 2004

Annual Statement / Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Bayonne	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant:	NJ39PO1250104	Federal FY of Grant: 2004
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Original Annual Statement Performance and Evaluation Report for Period Ending:12/31/04	Reserve for Disasters/Emergencies	Revised Annual Statement (revision no:) Final Performance and Evaluation Report
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revision	Obligated	Expended
1	Total non CFP Funds	\$5,000,000			
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$580,000		\$125,000	\$19,353
4	1410 Administration	\$71,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$176,460			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$75,000			
10	1460 Dwelling Structures	\$1,917,698			
11	1465.1 Dwelling Equipment -- Non-expendable				
12	1470 Nondwelling Structures	\$100,000			
13	1475 Nondwelling Equipment	\$54,000			
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 Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$2,974,158		\$125,000	\$19,353
22	Amount of line 20 Related to LBP Activities	\$50,000			
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs	\$560,000		\$125,000	\$19,353
25	Amount of line 20 Related to Security - Hard Costs	\$560,000			
26	Amount of line 20 Related to Energy Conservation Measures	\$123,285			

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

PHA Name:		Grant Type and Number			Federal FFY of Grant:		
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39PO1250104 Replacement Housing Factor Grant No:			2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Status of Work
ADMINISTRATION	Technical Salaries	1410.0		\$48,000			
	Employee Benefits	1410.0		\$16,000			
	Sundry Costs	1410.0		\$2,000			
	Legal	1410.0		\$5,000			
				\$71,000			
MANAGEMENT IMPROVEMENTS	Staff Training-Computer Proficiency	1408.0		\$20,000			
	Maintenance Training						
	Estimating /Scheduling	1408.0		\$0			
	Staff Management	1408.0		\$0			
	Computer Proficiency	1408.0		\$0			
				\$0			
	Resident Initiatives						
	Agency Resident Initiative:	1408.0		\$0			
	Tenant Council Training	1408.0		\$0			
				\$0			
	Resident Security Program						
	Community Policing Initiative - Drug						
	Elimination/Education Program:	1408.0		\$370,000			
	Community Policing Initiative - Security	1408.0		\$190,000	\$125,000	\$19,353	
				\$560,000	\$125,000	\$19,353	
	Fleet Replacement & Acquisition	1475.0		\$30,000			
	A & E Fees and Costs						
	CGP Planning Consultant	1430.0		\$16,100			
	Mod Coordinator	1430.0		\$100,000			
	CGP Related Planning Costs	1430.0		\$900			
				\$117,000			

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FFY of Grant:		
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39PO1250104 Replacement Housing Factor Grant No:			2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Status of Work
PHYSICAL IMPROVEMENT COSTS							
NJ12-4 LaTourette Gardens	Building Envelope Repairs						
	Scrape, Paint, Caulk Steel Lintel:	1460.0	100%	\$56,700			
	A&E Services	1430.0	100%	\$3,402			
				\$60,102			
NJ12-5 Kill Van Kull Gardens	Mechanical/Electrical						
	Electrical Distribution Service Replacemer	1460.0	100%	\$439,297			
	Water Service Distributor	1460.0	100%	\$150,000			
	A&E Services	1430.0	100%	\$35,358			
				\$624,655			
NJ12-6A Pamrapo Gardens Annex	Site Improvements						
	Perimeter Fencing	1450.0	100%	\$75,000			
	A & E Services	1430.0	100%	\$4,500			
	Public Area						
	Electronic Security System	1460.0	100%	\$140,000			
				\$219,500			
NJ12-7 Constable Hook Village	Public Area						
	Electronic Security System	1460.0	100%	\$140,000			
	Dwelling Units						
	Replace Apartment Doors & Frame:	1460.0	100%	\$163,416			
A & E Services	1430.0	100%	\$16,200				
				\$179,616			

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FFY of Grant:		
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: NJ39PO1250104 Replacement Housing Factor Grant No:			2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Status of Work
NJ12-7A Kill Van Kull Gardens Annex	Public Area Electronic Security System	1460.0	100%	\$140,000 \$140,000			
NJ12-8 Back Bay Gardens	Public Area Electronic Security System	1460.0	100%	\$140,000 \$140,000			
NJ12-9 Scattered Sites	Comprehensive Modernization 29-31 East 17th Street Comp Moc 521 Kennedy Boulevard	1460.0 1460.0	100% 100%	\$175,000 \$200,000 \$375,000			
Authority-Wide Programs	LBP Abatement Emergency Power Back-up System Stud Energy Audit Office Equipment	1460.0 1460.0 1460.0 1475.0	100% 100% 100% 100%	\$50,000 \$50,000 \$73,285 \$24,000			
	Community Facility For resident training and other community services and activities	1470.0		\$50,000			
	Non-CFP Funds	NCFP		\$2,550,000			
	Administrative Facility For resident training and other community services and activities	1470.0		\$50,000			
	Non-CFP Funds	NCFP		\$2,450,000			
	Contingency	1502.0		\$0			

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 Bayonne		Grant Type and Number: Capital Fund Program No: NJ39PO1250104 Replacement Housing Factor No:			Federal FY of Grant: 2004		
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 #1	Actual	Original	Revised #1	Actual	
NJ12-4 LaTourette Gardens	Mar-06			Sep-07			
NJ12-5 Kill Van Kull Gardens	Mar-06			Sep-07			
NJ12-6A Pamrapo Gardens Annex	Mar-06			Sep-07			
NJ12-7 Constable Hook Village	Mar-06			Sep-07			
NJ12-7A Kill Van Kull Gardens Annex	Mar-06			Sep-07			
NJ12-8 Back Bay Gardens	Mar-06			Sep-07			
NJ12-9 Scattered Sites	Mar-06			Sep-07			
Authority-Wide Programs	Mar-06			Sep-07			

Attachment E

List of Members of Resident Advisory Board

<u>Resident Name</u>	<u>Development Represented</u>
Dawn Borders	LaTourette Gardens
Estelle Maday	Constable Hook Village
Catherine Reeley	Kill Van Kull Gardens
John Otis	Pamrapo Annex
Sharae Williams	Centerville Gardens
Carol Dunham	Kill Van Kull Annex
Nancy Ingram	Eastside Gardens
Rosemary Santiago	Bergen Point Gardens
Paula Baldonando	Back Bay Gardens

Attachment F

Summary of Resident Comments

Bayonne Housing Authority has taken all of the resident comments under advisement. Many of the needs mentioned above have been addressed in the Capital Fund Plan and are scheduled for construction in the next 5 years.

NJ12-2 Bergen Point Gardens

Rosemary Santiago
Bergen Point Gardens

1. Replace Windows
2. Paint Halls
3. Paint laundry rooms and upgrade machines
4. Replace kitchen floors

NJ12-3 Centerville Gardens

Sharae Williams
Centerville

1. No Comments

NJ12-4 LaTourette Gardens

Dawn Borders, Tenant Council President

1. Replace Kitchens and Bathrooms
2. Upgrade Laundry Room

NJ12-5 Kill Van Kull Gardens

Catherine Reeley
Tenant Council President

1. No Comments

NJ12-6A Pamrapo Gardens Annex

John Canavan, President

1. Provide a laundry room
2. Provide a community room
3. Recruit more active council members
4. Garbage cans and ashtrays in hallways
5. Clean hallways professionally every other month
6. Provide Saturday extermination
7. Involve more children and teens in programs
8. Recreational Center
9. Fund raisers

10. Labor day picnic

NJ12-6B East Side Gardens

Nancy Ingraham
Eastside President

1. Replace apartment windows
2. Additional site lighting
3. Increase police patrol
4. Increase security at entry doors
5. Site seating areas
6. Play ground
7. Enforce pet rules on the site.

NJ12-7 Constable Hook

Estelle Maday,
President, Constable Hook Village

1. Ash tray for smokers
2. Site planting - hedges
3. Railings on stairwells
4. Additional handicap parking
5. Clean elevator walls
6. Turn on elevator fans
7. Paint or replace mail boxes
8. Clean hall windows
9. Repair patios
10. Hand rail in community room restrooms
11. Assistance for seniors and disabled to clean halls
12. Professional cleaning of hallways several times a year
13. Large washing machine in laundry room
14. New apartment doors
15. Lock community room
16. New entry doors
17. Clocks in the lobby
18. Offer long-term residents a chance to move to larger apartment

NJ12--7A Kill Van Kull Annex

Carolyn Dunham

President, Kill Van Kull Annex

1. Paint Community Room and Kitchen
2. Replace awning at entry
3. Repair radiators
4. Replace Kitchens
5. Install a large washing machine in laundry room
6. Buff hallway floors
7. Replace hallway windows
8. Security at entry doors

NJ12-8 Back Bay Gardens

Paula Baldonado

1. Clean office floor
2. Clean community room floors
3. Clean hallway stairways
4. Reserve parking for residents only
5. Repair fans in elevators
6. Install speakers in community room
7. New bingo machine
8. New curtains in community room
9. Clean exhaust fan in kitchen

Attachment G

BHA Organizational Chart

Bayonne Housing Authority

