

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

PHA Plans

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

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Hoboken

PHA Number: NJ 015

PHA Fiscal Year Beginning: (mm/yyyy) October 2005

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

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

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: **ATTAIN ZERO VACANCY RATE**
 - Leverage private or other public funds to create additional housing opportunities: **DOLLAR FOR DOLLAR**
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) **ATTAIN 100% SCORE**
 - Improve voucher management: (SEMAP score) **ATTAIN 100% SCORE**
 - Increase customer satisfaction: **TO 100%**
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) **PUBLIC HOUSING FINANCE AND VOUCHER UNIT INSPECTIONS**

- Renovate or modernize public housing units: **100% OF UNITS IN NEED OF SAME**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- 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: **REDOUBLE EFFORTS**
 - 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: **IMPROVE SECURITY PATROL COVERAGE**
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families: **AS NEEDED**

- Provide or attract supportive services to improve assistance recipients' employability: **REDOUBLE EFFORTS**
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- 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: **100% EFFORT**
 - 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: **100% EFFORT**
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **100% EFFORT**
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2005
 [24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

SEE ATTACHMENT A

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Annual Plan Type:	1
ii. Executive Summary of the Annual PHA Plan	1
iii. Annual Plan Table of Contents	1
1. Statement of Housing Needs	5
2. Statement of Financial Resources	12
3. PHA Policies Governing Eligibility, Selection, and Admissions.....	13
4. PHA Rent Determination Policies.....	23
5. Operations and Management.....	27
6. PHA Grievance Procedures.....	29
7. Capital Improvement Needs.....	29
8. Demolition and Disposition.....	31
9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities	32
10. Conversion of Public Housing to Tenant-Based Assistance	33

11. Homeownership Programs Administered by the PHA.....	37
12. PHA Community Service and Self-sufficiency Programs.....	39
13. PHA Safety and Crime Prevention Measures.....	41
14. RESERVED FOR PET POLICY	43
15. Civil Rights Certifications.....	43
16. Fiscal Audit	43
17. PHA Asset Management	44
18. Other Information.....	44
Attachments.....	47
ATTACHMENT A: Executive Summary.....	48
ATTACHMENT B: Five Year Plan: Progress Statement.....	49
ATTACHMENT C: Summary Of Policy And Program Changes.....	50
ATTACHMENT D: FY 2005 Capital Fund Annual Statement and P&E Reports for Open Capital Fund Programs (FY 2003 and 2004).....	51
ATTACHMENT E: FY 2005 Capital Fund Program 5 Year Action Plan (FYs 2005 to 2009).....	69
ATTACHMENT F: Resident Advisory Board Recommendations.....	72
ATTACHMENT G: Membership Of Resident Advisory Board.....	73
ATTACHMENT H: Resident Membership On The PHA Governing Board (Board of Commissioners).....	74
ATTACHMENT I: Deconcentration Policy.....	75
ATTACHMENT J: Organizational Chart	77
ATTACHMENT K: Consistency With Consolidated Plan.....	78
ATTACHMENT L: PHA Criteria For Amendments To Plan	79
ATTACHMENT M: Summary of Pet Policy.....	80
ATTACHMENT N: Implementation of Public Housing Resident Community Service Requirement	81
ATTACHMENT O: Public Housing Program Drug Elimination Program	82
ATTACHMENT P: Most Recent Board Approved Operating Budget.....	83
ATTACHMENT Q: FY 2005 Capital Fund Annual Statement for CFP Bond Leveraging Funds; Five Year Action Plan (FYs 2005 to 2009) for CFP Bond Leveraging Funds; and Narrative Report Regarding Subject Bond Leveraging	84
MEMORANDUM.....	98

Attachments

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

Required Attachments:

- (I) Admissions Policy for Deconcentration
- (D) FY 2005 Capital Fund Program Annual Statement and P&E Reports
- (N) Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- (J) PHA Management Organizational Chart
- (E) FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- (F) Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - A Executive Summary
 - B Five Year Plan: Progress Statement
 - C Summary of Policy and Program Changes
 - D (see above)
 - E (see above)
 - F (see above)
 - G Membership of the Resident Advisory Board
 - H Resident Membership on the PHA Governing Board
 - I (see above)
 - J (see above)
 - K Consistency with Consolidated Plan
 - L PHA Criteria for Amendments to Plan
 - M Summary of Pet Policy
 - N Community Service Requirements
 - O Public Housing Drug Elimination Program
 - P See above
 - Q FY2005 Capital Fund Bond Leveraging Program Annual Statement/P&E Report; 5 Year Action Plan for CFP Bond Leveraging Program; and Narrative Report on the Subject Program.

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input 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 <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 015 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by

completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2360	5	5	4	5	4	3
Income >30% but <=50% of AMI	1200	5	5	4	5	4	3
Income >50% but <80% of AMI	1883	4	4	4	4	4	5
Elderly	2206	4	4	4	4	3	3
Families with Disabilities	NOT AVAIL	5	4	4	4	3	3
Race/Ethnicity	7602	3	4	4	4	3	3
Race/Ethnicity	450	4	4	4	4	4	3
Race/Ethnicity	2840	4	4	4	4	4	4
Race/Ethnicity	282	3		4	4	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
CITY OF HOBOKEN 2002 MASTER PLAN

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

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

Housing Needs of Families on the Waiting List			
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	551	100%	135
Extremely low income <=30% AMI	533	96%	
Very low income (>30% but <=50% AMI)	15	3%	
Low income (>50% but <80% AMI)	5	1%	
Families with children	30	5%	
Elderly families	238	43%	
Families with Disabilities	168	30%	
Race/ethnicity – WHITE	131	24%	
Race/ethnicity – BLACK	93	17%	
Race/ethnicity – HISP.	319	58%	
Race/ethnicity - OTHER	2	0%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	419	76%	
2 BR	98	18%	
3 BR	31	6%	
4 BR	3	0%	
5 BR	0		
5+ BR	0		
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 checked="" type="checkbox"/> Yes ELDERLY OR DISABLED			

Housing Needs of Families on the Waiting List			
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	651	100%	30
Extremely low income <=30% AMI	651	100%	
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80% AMI)	0		
Families with children	509	78%	
Elderly families	72	11%	
Families with Disabilities	70	11%	
Race/ethnicity – WHITE	440	68%	
Race/ethnicity –	195	30%	

Housing Needs of Families on the Waiting List			
BLACK			
Race/ethnicity – HISP.	0		
Race/ethnicity - OTHER	16	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A		
2 BR	N/A		
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 16			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	6,239,338	
b) Public Housing Capital Fund	2,600,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,801,896	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	4,312,608	
4. Other income (list below)	832,100	PHA OPERATIONS
4. Non-federal sources (list below)		
Proceeds from BOND SALE under CFP leveraging	10,263,911	PH CAPITAL IMPS.
Total resources	28,049,853	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) **2**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused

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

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)

NON-RESIDENTS WHO WORK IN THE JURISDICTION

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.

Date and Time

Former Federal preferences:

- 1-6 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
1 – RESIDENTS, 6 - NONRESIDENTS
- 2-7 Victims of domestic violence 2 – RESIDENTS, 7 – NONRESIDENTS
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 - 1-6 Veterans and veterans' families 1 RESIDENTS, 6 NONRESIDENTS
 - 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 DISABLED OR HEALTH IMPAIRED RESIDENTS WHO LIVE IN THE PHA'S JURISDICTION
 - 4 RESIDENTS WHO LIVE AND WORK IN THE PHA'S JURISDICTION
 - 5 RESIDENTS OF THE PHA'S JURISDICTION
 - 8 NON-RESIDENTS WHO WORK IN THE CITY OF HOBOKEN

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal

- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

Other (list below)

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

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

List (any applicable) developments below:

ANDREW JACKSON GARDENS AND HARRISON GARDENS

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

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

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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)

(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:

A FAMILY MAY REQUEST AN EXTENSION AT ANY TIME PRIOR TO THE EXPIRATION OF THE 60 DAY TIME PERIOD INITIALLY GRANTED TO SEARCH FOR AND FIND A SUITABLE RENTAL UNIT. EXTENSIONS (NO MORE THAN 2) ARE GRANTED AT THE SOLE DISCRETION OF THE PHA FOR A COMBINED/TOTAL TIME PERIOD NOT TO EXCEED 120 DAYS. THE PHA GRANTS EXTENSIONS PRIMARILY FOR THE FOLLOWING REASONS:

- 1) EXTENUATING CIRCUMSTANCES SUCH AS HOSPITALIZATION OF A FAMILY MEMBER FOR AN EXTENDED PERIOD OF TIME WHICH HAS ADVERSELY AFFECTED THE FAMILY'S ABILITY TO SEARCH FOR A DWELLING UNIT;
- 2) THE PHA IS SATISFIED THAT THE FAMILY HAS MADE REASONABLE EFFORTS TO LOCATE A SUITABLE RENTAL UNIT AND WAS UNABLE TO DO SO THROUGH NO FAULT OF THEIR OWN;
- 3) THE FAMILY WAS PREVENTED FROM FINDING A SUITABLE UNIT WITHIN THE ALLOTTED TIME DUE TO DISABILITY ACCESSIBILITY REQUIREMENTS.

(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)

NONRESIDENTS WHO WORK IN THE CITY OF HOBOKEN

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.

Date and Time

Former Federal preferences

- 1-5 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) 1 RESIDENTS OF PHA'S JURISDICTION, 5 NONRESIDENTS OF THE PHA'S JURISDICTION
- 2-6 Victims of domestic violence 2 RESIDENTS OF THE PHA'S JURISDICTION, 6 NONRESIDENTS OF THE PHA'S JURISDICTION
- Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1-5 Veterans and veterans' families 1 RESIDENTS OF THE PHA'S JURISDICTION, 5 NONRESIDENTS OF THE PHA'S JURISDICTION
- 3 Residents who live and/or work in your jurisdiction
- 4 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)
- 7 NONRESIDENTS OF THE PHA'S JURISDICTION WHO WORK IN THE CITY OF HOBOKEN

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket

- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1353	125
Section 8 Vouchers	312	15
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

- ADMISSIONS AND CONTINUED OCCUPANCY POLICY
- PET POLICY
- PEST CONTROL POLICY
- MAINTENANCE POLICY
- FACILITIES USE POLICY

(2) Section 8 Management: (list below)

SECTION 8 ADMINISTRATIVE PLAN

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (i)]

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

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

eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 015 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 015 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless

eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name: ANDREW JACKSON GARDENS	
1b. Development (project) number: NJ15-1	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 015 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input checked="" type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

Conversion of Public Housing Activity Description	
1a. Development name: CHRISTOPHER COLUMBUS GARDENS	

1b. Development (project) number: NJ15-2
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 015 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: HARRISON GARDENS 1b. Development (project) number: NJ15-3
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)

<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 015 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: FOX HILL GARDENS 1b. Development (project) number: NJ15-5
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 015 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan

(date submitted or approved:)

- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

JACKSON GARDENS

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

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 7
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:

SEE ATTACHMENT F

- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) SEE ATTACHMENT H

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one) N/A

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

c. Eligible voters: (select all that apply) N/A

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) HUDSON COUNTY

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

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

SEE ATTACHMENT K

D. Other Information Required by HUD

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

Attachments

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

ATTACHMENT A: Executive Summary

HOUSING AUTHORITY OF THE CITY OF HOBOKEN AGENCY PLAN EXECUTIVE SUMMARY

The Housing Authority of the City of Hoboken has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 under the ensuing HUD requirements.

As indicated, the Authority has adopted the following mission of HUD: To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.

The plans, statements, and policies set forth and/or referenced in this Agency Plan all lead toward the accomplishment of the Authority's goals and objectives as outlined in the 5-year Plan. The highlights of the major initiatives of the Authority's Agency Plan are as follows:

- 1) The Authority seeks to continue its outreach program to attract new landlords to participate in the Section 8 program.
- 2) The Authority seeks to apply for additional rental vouchers in order to provide assistance to more participants.
- 3) The Authority seeks to maintain public housing vacancies at below one percent via effective maintenance and management policy so as to maximize the number of units on-line.
- 4) The Authority seeks to extensively renovate/modernize public housing sites in order to provide more suitable housing to residents.
- 5) The Authority seeks to continue to improve upon relations between residents and the Administration.

ATTACHMENT B: Five Year Plan: Progress Statement

The Housing Authority of the City of Hoboken has made the following progress in meeting its stated goals as expressed in the previously submitted Agency Plan for FY 2004.

- 1) The Authority has completed necessary improvements/renovations in accordance with its Five Year Plan for Capital Fund spending. Additional improvements (roof, windows and façade) are ongoing.
- 2) The Authority has maintained its vacancy rate in public housing at or under one percent, so as to maximize the availability of public housing.
- 3) The Authority has improved relations with the Resident Advisory Board which has undertaken a more active role in Authority policy and decision-making.

ATTACHMENT C: Summary Of Policy And Program Changes

The Housing Authority has made the following changes to its policies and programs since submission of its FY 2004 PHA Agency Plan:

- 1) The Authority has amended its Personnel Policy to include therein a comprehensive policy regarding equal employment opportunities for disabled persons.
- 2) The Authority has amended its public housing Admissions and Continued Occupancy Policy (ACOP) and its Section 8 Administrative Plan to include therein a comprehensive policy regarding the provision of reasonable accommodations in housing for disabled persons; and to also include therein, a provision regarding the Authority's use of the HUD Tenant Assessment System (TASS) and/or the Upfront Income Verification (UIV) system to verify SS/SSI benefits of current participants and household members.
- 3) The Authority has adopted an Employee Fraud Policy.
- 4) The Authority has amended its Public Housing Dwelling Lease to include therein a provision regarding the Authority's right of reentry to vacated units.
- 5) The Authority has amended its Section 8 Administrative Plan to provide for the termination of Section 8 assistance in the following order, if such termination is deemed necessary as the result of a reduction in HUD financial assistance for such program:
 - 1) portable vouchers administered by another housing agency
 - 2) single non-elderly or disabled families
 - 3) First-In, First Off (Section 8 participants that have been on the Program the longest)
 - 4) Others

ATTACHMENT D: FY 2005 Capital Fund Annual Statement and P&E Reports for Open Capital Fund Programs (FY 2003 and 2004)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: NJ39P01550105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	612,176			
3	1408 Management Improvements	367,305			
4	1410 Administration	244,870			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	527,159			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	85,000			
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 or Debt Service	632,197			
20	1502 Contingency				

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

PHA Name: Housing Authority of the City of Hoboken	Grant Type and Number Capital Fund Program Grant No: NJ39P01550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--	---	------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,488,707			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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 HOBOKEN		Grant Type and Number Capital Fund Program Grant No: NJ39P01550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	OPERATIONS:							
PHA-WIDE	SUPPLEMENT INCOME	1406		--	612,176			
	MANAGEMENT IMPROVEMENTS:				367,305			
PHA-WIDE	SECURITY	1408		--				
PHA-WIDE	ADMINISTRATION	1410		--	244,870			
PHA-WIDE	A/E SERVICE FEES	1430		--	20,000			
PHA-WIDE	MECHANICAL UPGRADES	1460		--	527,159			
PHA-WIDE	STOVES AND REFRIGERATORS	1475		--	85,000			
PHA-WIDE	BOND DEBT SERVICE	1501		--	632,197			
	TOTALS				2,488,707			

ATTACHMENT D FOR FY 2004

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: NJ39P01550104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	612,176		446,472	446,472
3	1408 Management Improvements	367,305		189,766.90	189,766.90
4	1410 Administration	244,870		48,871.68	47,222.54
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,006		4,800	4,800
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	343,010		184,062.69	184,062.69
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	126,728		58,360.20	58,360.20
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	734,612		162,666.53	162,666.53
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,448,707		1,095,000	1,093,350.86
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: Housing Authority of the City of Hoboken	Grant Type and Number Capital Fund Program Grant No: NJ39P01550104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--	---	---------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/05
 Final Performance and Evaluation Report

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

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 HOBOKEN		Grant Type and Number Capital Fund Program Grant No: NJ39P01550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
	OPERATIONS:								
PHA-WIDE	SUPPLEMENT INCOME	1406		--	612,176	446,472	446,472	underway	
	MANAGEMENT IMPROVEMENTS:								
PHA-WIDE	SECURITY	1408		--	367,305	189,766.90	189,766.90	underway	
PHA-WIDE	ADMINISTRATION	1410		--	244,870	48,871.68	47,222.54	underway	
PHA-WIDE	A/E SERVICE FEES	1430		--	20,006	4,800	4,800	underway	
PHA-WIDE	MECHANICAL UPGRADES	1460		--	343,010	184,062.69	184,062.69	underway	
PHA-WIDE	STOVES AND REFRIGERATORS	1475		--	126,728	58,360.20	58,360.20	underway	
PHA-WIDE	BOND DEBT SERVICE	1501		---	734,612	162,666.53	162,666.53	underway	
	TOTALS				2,448,707	1,095,000	1,093,350.86		

ATTACHMENT D FOR FY 2003

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOBOKEN	Grant Type and Number Capital Fund Program Grant No: NJ39P01550103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	561,362		561,362	561,362
4	1410 Administration	230,000		230,000	230,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000		75,000	75,000
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000		25,000	25,000
10	1460 Dwelling Structures	429,971		429,971	424,280.07
11	1465.1 Dwelling Equipment—Nonexpendable	40,000		40,000	40,000
12	1470 Nondwelling Structures	711,254		711,254	711,254
13	1475 Nondwelling Equipment	20,000		20,000	20,000
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 or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,092,587		2,092,587	2,086,896.07
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOBOKEN	Grant Type and Number Capital Fund Program Grant No: NJ39P01550103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs	561,362		561,362	561,362
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 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: HOUSING AUTHORITY OF THE CITY OF HOBOKEN		Grant Type and Number Capital Fund Program Grant No: NJ39P01550103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-WIDE	MANAGEMENT IMPROVEMENTS:								
	SECURITY		1408	--	561,362		561,362	561,362	COMPLETE
	ADMINISTRATION		1410	--	230,000		230,000	230,000	COMPLETE
	A/E SERVICES		1430	--	75,000		75,000	75,000	COMPLETE
	SITE IMPROVEMENTS		1450	--	25,000		25,000	25,000	
	DWELLING STRUCTURE:								
	UPGRADES		1460	--	429,971		429,971	424,280.07	COMPLETE
	DWELLING EQUIPMENT:								
	APPLIANCES		1465.1	--	40,000		40,000	40,000	COMPLETE
	NONDWELLING STRUCTURES:								
	UPGRADES		1470	--	711,254		711,254	711,254	COMPLETE
	NONDWELLING MAINTENANCE/EQUIPMENT		1475	--	20,000		20,000	20,000	COMPLETE
	TOTALS				2,092,087		2,092,087	2,086,896.07	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOBOKEN	Grant Type and Number Capital Fund Program Grant No: NJ39P015502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	341,973		341,973	335,415
4	1410 Administration	100,000		100,000	100,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	441,973		441,973	435,415
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOBOKEN	Grant Type and Number Capital Fund Program Grant No: NJ39P015502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/05
 Final Performance and Evaluation Report

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

ATTACHMENT E: FY 2005 Capital Fund Program 5 Year Action Plan (FYs 2005 to 2009)

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		HOUSING AUTHORITY OF THE CITY OF HOBOKEN NJ39P01550104, 2004		<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	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2006 PHA FY: 2006	FFY Grant: 2007 PHA FY: 2007	FFY Grant: 2008 PHA FY: 2008	FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
PHA-WIDE		OPERATIONS	OPERATIONS	OPERATIONS	OPERATIONS
PHA-WIDE		MANAGEMENT IMPS.	MANAGEMENT IMPS.	MANAGEMENT IMPS.	MANAGEMENT IMPS.
PHA-WIDE		ADMINISTRATION	ADMINISTRATION	ADMINISTRATION	ADMINISTRATION
PHA-WIDE		A/E SERVICES	A/E SERVICES	A/E SERVICES	A/E SERVICES
PHA-WIDE		SITE IMPROVEMENTS	SITE IMPROVEMENTS	SITE IMPROVEMENTS	SITE IMPROVEMENTS
PHA-WIDE		DWELLING STRUCTURE UPGRADE	DWELLING STRUCTURE UPGRADE	DWELLING STRUCTURE UPGRADE	DWELLING STRUCTURE UPGRADE
PHA-WIDE		DWELLING APPLIANCES	DWELLING APPLIANCES	DWELLING APPLIANCES	DWELLING APPLIANCES
PHA-WIDE		NONDWELLING STRUCTURES	NONDWELLING STRUCTURES	NONDWELLING STRUCTURES	NONDWELLING STRUCTURES
PHA-WIDE		NONDWELLING EQUIP.	NONDWELLING EQUIP.	NONDWELLING EQUIP.	NONDWELLING EQUIP.
PHA-WIDE		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
CFP Funds Listed for 5-year planning		\$2,448,707	\$2,448,707	\$2,448,707	\$2,448,707
Replacement Housing Factor Funds					

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 Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA-WIDE	OPERATIONS SUPP INCOME	380,000	PHA-WIDE	OPERATIONS SUPP INCOME	380,000
Annual	PHA-WIDE	MANAGEMENT IMPS. - SECURITY	512,733	PHA-WIDE	MANAGEMENT IMPS. - SECURITY	512,282
Statement	PHA-WIDE	ADMINISTRATION	230,000	PHA-WIDE	ADMINISTRATIO N	230,000
	PHA-WIDE	A/E SERVICES		PHA-WIDE	A/E SERVICES	
	PHA-WIDE	SITE IMPROVEMENTS	80,000	PHA-WIDE	SITE IMPROVEMENTS	80,000
	PHA-WIDE	DWELLING STRUCTURE UPGRADE	134,192	PHA-WIDE	DWELLING STRUCTURE UPGRADE	134,192
	PHA-WIDE	DWELLING APPLIANCES	150,000	PHA-WIDE	DWELLING APPLIANCES	150,000
	PHA-WIDE	NONDWELLING STRUCTURES	50,000	PHA-WIDE	NONDWELLING STRUCTURES	50,000
	PHA-WIDE	NONDWELLING EQUIP.	120,000	PHA-WIDE	NONDWELLING EQUIP.	120,000
	PHA-WIDE	DEBT SERVICE	791,782	PHA-WIDE	DEBT SERVICE	792,233
Total CFP Estimated Cost			\$2,448,707			\$2,448,707

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u> 4 </u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u> 5 </u> FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-WIDE	OPERATIONS SUPP INCOME	380,000	PHA-WIDE	OPERATIONS SUPP INCOME	380,000
PHA-WIDE	MANAGEMENT IMPS. - SECURITY	512,121	PHA-WIDE	MANAGEMENT IMPS. - SECURITY	513,781
PHA-WIDE	ADMINISTRATION	230,000	PHA-WIDE	ADMINISTRATIO N	230,000
PHA-WIDE	A/E SERVICES		PHA-WIDE	A/E SERVICES	
PHA-WIDE	SITE IMPROVEMENTS	80,000	PHA-WIDE	SITE IMPROVEMENTS	80,000
PHA-WIDE	DWELLING STRUCTURE UPGRADE	134,192	PHA-WIDE	DWELLING STRUCTURE UPGRADE	134,192
PHA-WIDE	DWELLING APPLIANCES	150,000	PHA-WIDE	DWELLING APPLIANCES	150,000
PHA-WIDE	NONDWELLING STRUCTURES	50,000	PHA-WIDE	NONDWELLING STRUCTURES	50,000
PHA-WIDE	NONDWELLING EQUIP.	120,000	PHA-WIDE	NONDWELLING EQUIP.	120,000
PHA-WIDE	DEBT SERVICE	792,394	PHA-WIDE	DEBT SERVICE	790,734
Total CFP Estimated Cost		\$2,448,707			\$2,448,707

ATTACHMENT F: Resident Advisory Board Recommendations

Meeting Date: 6/23/05

Resident Comments:

A. Residents supported the Authority's proposed capital funding activities.

Authority's Response:

The resident concerns were incorporated into the 5-Year Action Plan for capital funding activities.

Note: During the subject meeting PHA representatives set forth the purpose of the PHA's Agency Plan; discussed the revisions made in the Agency Plan since FY 2004, including changes in local admission preferences for the public housing and Section 8 programs and other key changes in the PHA's ACOP and its Section 8 Administrative Plan; and also discussed the PHA's physical needs assessment and needed capital improvements.

ATTACHMENT G: Membership Of Resident Advisory Board

Andrew Jackson Gardens: Yvette Miles

Harrison Gardens: Lillie Dortch, Wilfred Mclean

Adams Gardens: Marie Bozzone

Christopher Columbus Gardens: Henry Black, Robert Davis III

Fox Hill Gardens: Eileen McInerny

ATTACHMENT H: Resident Membership On The PHA Governing Board (Board of Commissioners)

Jean Rodriguez, appointed by City Council, term May 2001 to May 2006

Linda Walker, appointed by City Council, term July 2001 to July 2006

There is currently 1 vacancy on the Board of Commissioners

ATTACHMENT I: Deconcentration Policy

Component 3, (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 section.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

Development Name	Number of Units	Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]	Deconcentration Policy (if no explanation) [see step 5 at 903.2(c)(1)(b)]
-------------------------	------------------------	---	--

DECONCENTRATION POLICY

It is the Housing Authority of the City of Hoboken's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting lists to reach other families with lower of high income. We will accomplish this in a uniform and non-discriminatory manner.

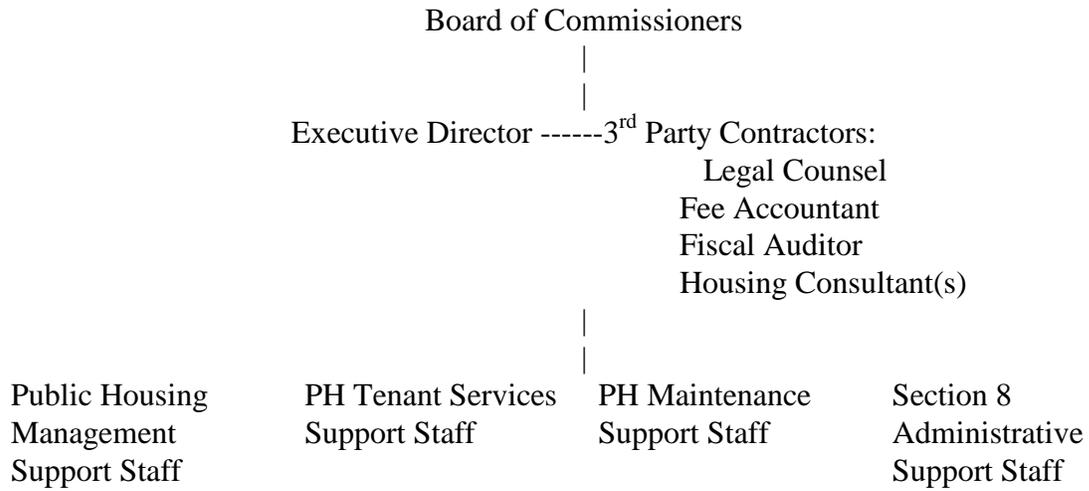
The Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income residents will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of families on the applicable waiting list(s). Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to be implemented.

DECONCENTRATION INCENTIVES

The Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

ATTACHMENT J: Organizational Chart



ATTACHMENT K: Consistency With Consolidated Plan

The Housing Authority of the City of Hoboken's Agency Plan is consistent with the County's Consolidated Plan in that:

- A. The Authority has made efforts to attract potential landlords to participate in Section 8 Program in order to broaden the selection of housing options.
- B. The Authority seeks to maintain public housing vacancies at below one percent via effective maintenance and management policy in order to minimize the number of off-line units and maximize housing choices.
- C. The Authority seeks to continue extensive renovations to public housing sites in order to provide suitable housing to residents.

ATTACHMENT L: PHA Criteria For Amendments To Plan

Pursuant to applicable HUD regulations, a PHA may change or modify its Annual and Five-Year Plans and the policies described therein. However, any “significant amendment or modification” to the Annual Plan and any “substantial deviations” from the Five-Year Plan would require that the PHA submit a revised Plan that has met full public process requirements, including Resident Advisory Board review.

The Housing Authority of the City of Hoboken will consider the following to be “significant amendments or modifications”:

- A. Changes to rent or admissions policies or organization of the waiting list;
- B. Changes to Operations and Management Policies
- C. Changes to Grievance Procedures;
- D. Additions of non-emergency work items (items not included in the current Annual Statement or 5-year Action Plan) or change in use of replacement reserve funds under the Capital Fund
- E. Any change with regard to Demolition or Disposition, Designation, Homeownership programs or Conversion activities

The Authority will consider the following to constitute a “substantial deviation” from the Five-Year Plan:

- A. Any modification to the PHA’s Mission Statement or any substantial modification to the PHA’s goals and/or objectives.

An exception to these definitions will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered substantial deviations or significant amendments by the Authority.

ATTACHMENT M: Summary of Pet Policy

In accordance with the new HUD regulations, implementing Section 31 of the U.S. Housing Act of 1937, the Housing Authority of the City of Hoboken has adopted a formal Pet Policy permitting public housing residents in general occupancy developments to own pets. As expressed in the said Pet Policy, pet ownership is subject to the following “reasonable requirements”:

- A. Limitations on the size of the pet and the number of pets permitted in a given unit
- B. Issuance of Pet Permit and payment of fee
- C. Procurement of Insurance policy for liability and property damage
- D. Registration of pet with municipality
- E. Posting of security deposit for damage done by pet to apartment
- F. Inspection of apartment, upon notice, to ensure compliance

ATTACHMENT N: Implementation of Public Housing Resident Community Service Requirement

Pursuant to Section 12(c) of the U.S. Housing Act of 1937, each adult resident of public housing must participate in eight (8) hours of community service and/or economic self-sufficiency activities per month, unless they meet the criteria for an exemption. In response to the implementation of Section 12(c) Housing Authority of the City of Hoboken will take the following administrative steps: The Housing Authority's Admissions and Occupancy Policy shall include its full policy on community service requirement.

- A. The Housing Authority shall identify all adult family members who are apparently not exempt from the community service requirement. The Housing Authority shall notify in writing such family members of the community service requirement and of the categories of individuals who are exempt from the requirement.
- B. The Housing Authority will coordinate with social service agencies, local schools, and the appropriate Human Resources Officers in identifying a list of volunteer community service programs.

The Housing Authority will assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track the family member's progress monthly and will meet with the family members as needed to best encourage compliance.

ATTACHMENT O: Public Housing Program Drug Elimination Program

NOTE: Funding for PHDEP activities is no longer available to the Housing Authority. The Authority is actively seeking an alternate funding source(s) for its Drug Elimination activities.

ATTACHMENT P: Most Recent Board Approved Operating Budget

See attached copy (hardcopy only; not available in softcopy of document).

ATTACHMENT Q: FY 2005 Capital Fund Annual Statement for CFP Bond Leveraging Funds; Five Year Action Plan (FYs 2005 to 2009) for CFP Bond Leveraging Funds; and Narrative Report Regarding Subject Bond Leveraging

PLAN OF DEVELOPMENT/REDEVELOPMENT RE HOBOKEN HOUSING AUTHORITY CFP BOND LEVERAGING PROGRAM

INTRODUCTION

The purpose of this plan is to set forth the scope of the modernization work to be undertaken and completed by the Hoboken Housing Authority (hereinafter referred to as the "HA") under a CFP leveraged \$10,550,000 bond issue; and the plan for financing same. Also set forth in this plan are the following justifications:

- A. A statement of need including: 1) how the proposed activity was selected and a statement affirming that a need assessment was conducted to determine that the proposed activity is the most critical activity in regard to the HA's portfolio; 2) an explanation of how the annual CFP grant funds remaining after payment of debt service will be sufficient to fund ongoing capital needs over the term of the loan; and 3) the rationale for financing the proposed activities versus funding activities with annual grant.
- B. A brief description of the modernization activities that will be funded with the proceeds, including project numbers and the number of units.
- C. A brief description of the HA's construction management and financial control mechanisms.
- D. A brief description of the relevant financing, construction and development experience of the HA.

THE PLAN FOR FINANCING THE PROPOSED MODERNIZATION ACTIVITY

The Hoboken Housing Authority proposed to use a portion (approximately 30%) of its annually appropriated Capital Grant Funds to pay debt service on a 20-year fixed rate tax exempt bond obligation totaling \$10,550,000, which was issued through a public offering using the capital markets. The bond proceeds, after the deduction of financing fees, are being used by the HA to fund modernization activities described below. The bonds are secured by a pledge of the HA's annual Capital Grant Fund appropriations over the 20-year life of the bonds. The HA has established the required debt service fund.

The bond under writer assisted the HA in structuring the bond transaction and its creditworthiness and offering the bonds for sale to the public. Bond Counsel was responsible for preparing the bond resolution, the trust indenture and other documents required to authorize the issuance of the bonds; and for delivering the needed opinion regarding the exemption of interest income on the bonds from federal and state taxes, etc.

THE STATEMENT OF NEED

The HA had determined, based on a management and physical needs assessment conducted by the HA's A/E Consultant, that the selected modernization activities are the most critical activities in regard to the HA's portfolio.

The HA further determined, as a result of the findings under the aforesaid assessment, that the annual grant remaining after payment of debt service on the bonds will be sufficient to fund ongoing capital needs over the life term of the bonds.

The HA's rationale for financing the proposed modernization activities via the proceeds from the bond issue versus funding the activities with annual Capital Grants is based on the fact that the costs of such activities are far too great to cover with annual Capital Grant funds, and the need for undertaking and completing the proposed activities within a time period of four years or less, as opposed to a longer time period, is of a critical nature.

A BRIEF DESCRIPTION OF THE MODERNIZATION ACTIVITIES THAT ARE PROPOSED TO BE FUNDED WITH THE BOND PROCEEDS

The subject activities are as follows:

PROJECT NO.	NO. OF UNITS	PROPOSED MOD ITEM	ESTIMATED COST
HA-WIDE	1353	site improvements	\$1,300,000
HA-WIDE	1353	boiler and mechanical upgrades	1,463,911
HA-WIDE	1353	window replacements	1,200,000
HA-WIDE	1353	roof replacements	1,500,000
HA-WIDE	1353	construction of community center	4,000,000
Administration	--	of above work	200,000
A/E services	--	on all of above work	600,000
TOTAL			\$10,263,911

A BRIEF DESCRIPTION OF THE CONSTRUCTION MANAGEMENT AND FINANCIAL CONTROL MECHANISMS

Please note that the participations in the New Jersey CFP Bond Leveraging Program have agreed that the program is to include modernization activity only.

The payment from the Trustee held funds must follow the process described in the bond indenture. See attachment hereto concerning same (below).

A BRIEF DESCRIPTION OF THE RELEVANT FINANCING AND CONSTRUCTION EXPERIENCE OF THE HA

The Hoboken Housing Authority has undertaken previous capital projects including: a new guard and mail station; installation of a compactor room; bathroom renovations; upgrades to the fire alarm system; a standpipe sprinkler system; a baseball field;

installation of new roofing; replacement of the building façade; and replacement of hot water boilers all at the Andrew Jackson Gardens, a family complex comprised of 8 high-rise 7-story buildings. These capital projects were completed within their budgets and on schedule.

The Hoboken Housing Authority recently replaced its Executive Director through a HUD approved inter-local agreement with the West New York Housing Authority. The new Executive Director, Robert DiVincent, has more than twenty-five years of hands-on experience on the executive level in the financing, development, management, maintenance, and modernization of both public and private housing developments.

In addition, as president of a construction management company in northern New Jersey, Mr. DiVincent supervised construction of more than 200 units of federally funded housing for the Bergen County Housing Authority. He brings vast expertise to the capital improvement program underway at the Hoboken Housing Authority.

ATTACHMENT

The payments from the Trustee held funds must follow the process described in the Indenture as described below.

Per Section 4.02 of the Indenture

Payments from the Project Fund for the Project. Payments from the Project Fund shall be made only upon compliance with the following:

The Trustee shall pay costs of issuance of the Bonds or of any additional Bonds out of the Costs of Issuance Account as are authorized by a closing statement delivered at settlement for the Bonds or such additional Bonds, respectively. Any such closing statement shall be signed by an Authorized Officer of the Agency and shall specify the person to whom payment is to be made, the obligation on account of which the payment is to be made, and the amount payable with respect thereto

Each Housing Authority shall prepare and file with the Trustee a project budget (the "Project Budget") for each of its Projects showing a detailed estimate of the Costs of the Project and a projected disbursement schedule at the time the Bonds are issued. The Project Budget shall be updated each fiscal year by the Housing Authority or more frequently, if required, to reflect any material changes in the Project Budget or the projected disbursement schedule and each updated Project Budget and project disbursement schedule shall be filed promptly with the Agency and the Trustee.

Except as provided in subsections (a) and (b) above, all payments from each account with in the Project Fund funded with the proceeds of the Bonds and any additional Bonds shall be made only upon receipt by the Trustee of a requisition signed by an Authorized Officer of each of the Housing Authority and the Agency. The Housing Authority shall present each requisition to the Agency for execution. The Agency shall, within three (3) business days from the date such requisition is received by it, (i) execute such requisition and forward it to the Trustee, or (ii) advise the Housing Authority submitting the requisition and the Trustee of its refusal to execute such requisition and state the reasons therefore. Each such requisition shall state: (i) the name and address of the person to whom the

payment is to be made (which may be the Housing Authority); (ii) the amount to be paid; (iii) the obligation on account of which the payment is to be made, showing the total obligation, any amount previously paid, and the unpaid balance; (iv) that the obligation was properly incurred and is a proper charge against the Project Fund; and (v) that the amount requisitioned is due and unpaid. Each such requisition shall further include (1) a certificate of the Housing Authority stating that the work, material or other purchased item to which the payment relates has been accomplished, delivered or installed in such a manner satisfactory to the Housing Authority; and (2) satisfactory evidence or an opinion of counsel or a certificate of an architect to the effect that the Housing Authority has made all submissions to governmental authorities and has obtained all licenses, permits and approvals required by state law for the financing or refinancing, installation or construction and operation of the Project, to the extent the same are needed at the time of the first requisition relating to that portion of the Project, given the current status of the Project, and in the case of such opinion, that based upon inquiry to appropriate officers of the Housing Authority, such counsel has no reason to believe that any approvals and permits thereafter required for such purpose will not be granted. If the Housing Authority has previously provided the item listed in (2) of the previous sentence to the Trustee with respect to the Project to which the requisition relates, then the requisition shall include a certificate of the Housing Authority stating that such items were previously provided to the Trustee.

In addition, the Program Agreement among the Housing Authorities, the NJHMFA and the Trustee, which the document wherein the Housing Authorities pledge their capital grant allocations for payment of debt service, also requires the herein described process for the payment of the funds:

Per the Terms of the Program Agreement:

Section 4.04. Proceeds of the Series of 2004 HMFA Bonds. (a) A portion of the proceeds of the Series 2004 HMFA Bonds shall be applied to accrued interest, if any, costs of issuance thereof, including if applicable the costs of bond issuance, capitalized interest, if any, HMFA's first year's administrative fee, the Trustee's first year's fees, fees for services of special counsel and financial advisor to the Representative, fees of local counsel or other consultants to the Housing Authorities paid in connection with the issuance of the Series 2004 HMFA Bonds, and other traditional bond issuance costs, including but not limited to Bond Counsel Fees, Rating Agency fees, in amounts agreed to by the HMFA and the Representative, a Debt Service Reserve Fund or the cost of a surety or other Debt Service Reserve Fund Credit Instrument, if necessary by the Rating Agency or any Bond Insurer, and for Capital projects of the respective Housing Authorities in accordance with their respective ACC's, and all other Program Expenses, including Scheduled Program Expenses, as shall be more fully set forth in the Indenture.

(b) Proceeds of the Series HMFA Bonds held by the Trustee for the Capital Projects of Housing Authorities in accordance with their respective ACC's shall be invested by the Trustee, pending disbursement for such Capital Project costs, in United States Treasury Obligations or such other securities as permitted under the indenture with the consent of the Representative. All earnings thereon shall be retained for the benefit of the respective Housing Authorities, pending disbursement for Capital projects.

(c) Each Housing Authority may requisition any such funds held by the Trustee for Capital Projects in accordance with their respective ACC's by submitting to the Trustee a written and duly authorized and executed requisition of such funds in accordance with the terms of the Indenture, which shall provide, at a minimum, that an authorized officer of the respective Housing Authority shall state in any such requisition that (i) the Capital Projects for which disbursement of funds are being requested are eligible costs under the Capital Fund Program and under the ACC, and are otherwise in compliance with Tax Letter of Representations and the other Housing Authority Documents, (ii) the Capital Projects for which disbursement of funds are being requested have not been the basis of any previous withdrawal, (iii) that attached thereto, are invoices or other evidence that such Capital Project costs have been incurred, (iv) that attached thereto is a copy of a resolution of the governing body of the Housing Authority approving payment to vendors or reimbursement for prior advances relating to the items of eligible costs under the Capital Fund Program detailed in any such requisition and (v) that attached thereto is a certificate of the architect or engineer appointed by the Housing Authority recommending payment of any such requisition.

Section 4.05. Capital Projects

- (a) The Housing Authorities may substitute Capital Projects in accordance with terms of their respective ACC's, including Section 4(H) of the ACC Financing Amendments, provided that any such substitution thereof complies with subsection (c) hereof and does not materially adversely affect any representations, warranties or covenants of the respective Housing Authorities set forth in their respective Tax Letter of Representations, unless accompanied by an opinion of nationally recognized bond counsel, and acceptable to HMFA, to the effect that any such substitution does not adversely affect the exclusion of interest from the gross income of the holders of Bonds for Federal income tax purposes.
- (b) The Housing Authorities hereby grant the Representative and HMFA that right to compel any such Housing Authority to submit to HUD an annual Capital Fund Program plan and/or an annual Capital Fund Program amendment in accordance with Section 4(E) of the ACC Financing Amendment applicable to any such Housing Authority to the extent any such plan or amendment has not been approved at the time that is forty-five (45) or fewer days prior to any payment date of the principal of (including sinking fund installments) and interest on the Bonds in order to assure that HUD will be able, subject to Congressional appropriation, to make Pledged Capital Fund Allocation payments to the Trustee in a timely manner to make the applicable Pledged Capital Fund Allocation Payments when due and in full.
- (c) Capital Projects shall be further limited to roofs, windows and doors, masonry and brickwork, elevator replacements and upgrades, security improvements and upgrades, major site improvements, mechanical systems, nondwelling structures, apartment improvements and any other improvements/repairs that are within the definition of HUD account nos. 1450, 1460 and 1470, together with the architectural services, engineering services and other administrative costs related thereto that are within the definition of HUD account nos. 1408, 1410 and 1430, unless HMFA, HUD and the Representative shall agree to expand Capital Projects to additional items not within the purview of this subsection (c), provided further that HMFA receives an opinion of nationally recognized bond

counsel that such additional category of items shall not cause the interest on the Series 2004 HMFA Bonds or other series of Tax-exempt Bonds to lose their exclusion from gross income for Federal income tax purposes.

- (d) No later than the date of execution of the Letter of Representations (i.e., the sale of the Series 2004 HMFA Bonds), each Housing Authority shall provide a Capital Project budget to the Representative detailing the Capital Projects to be funded from a portion of the Series 2004 HMFA Bonds by (i) HUD account number, (ii) estimated cost, (iii) estimated draw schedule (which shall, if applicable, be binding against the Housing Authorities to the extent the Housing Authorities desire to draw money sooner than anticipated because it is anticipated HMFA will direct its Trustee to invest the Series 2004 HMFA Bond proceeds in the aggregate to maximize investment earnings) and (iv) estimated start and completion dates per Capital Project.

In addition, pursuant to the Program Agreement (see language of Section 4.06 below), each Housing Authority has covenanted: 1. to submit additional quarterly reports to the Newark Area office (see Exhibit F herein) and to enhance its annual audit by its external auditor to include verification of compliance with the requirements of the leveraging program. These requirements also were made pursuant to the Rating Agency's request for on-going monitoring of the use of the Capital Funds throughout the life of the Bond.

Section 4.06. Reports

- (a) Each Housing Authority shall submit to HUD, the Trustee, the Rating Agency and any Bond Insurer a quarterly progress report of all monies expended and reimbursed for Capital Projects under the Capital Fund Program, which report shall be set forth in a form to be provided by the Representative attached to the Agency Agreement. Each such report shall be so submitted by the last day of the month following the end of each calendar quarter, and shall be executed by an authorized officer of each such Housing Authority designated by such Housing Authority (pursuant to section 6.03 hereof) to be the contact person for HUD engineers with any questions or comments regarding such report. This report shall be accompanied by a narrative when there are any substantial changes from the original budget submitted pursuant to Section 4.04(d) above, deviations in acquisition, construction or implementation schedules and when Capital Projects have been completed.
- (b) In preparing its annual audits to HUD pursuant to their respective ACC's, the Housing Authorities shall separate out the Capital Fund Program expenditures and revenues, and to the extent practical, further delineate such expenditures by Capital Project.
- (c) During the construction period for Capital Projects funded from a portion of the proceeds of the Series 2004 HMFA Bonds, the required annual audit of each Housing Authority will specifically require a supplemental schedule of such Housing Authority's leveraging activity. Included will be the construction funds requisitioned from the Trustee, funds expended during the audit period and cumulatively for the period since the date of issuance of the Series 2004 HMFA Bonds.

- (d) As part of the annual audit process, the auditor shall verify that all filings have been provided to HUD, both financial and otherwise, and shall include a separate report on compliance with HUD rules and regulations that may jeopardize or delay funding of Capital Fund Allocations. This would include timely submissions of the Housing Authority's annual and 5 year plans, compliance with timely obligation and expenditure of existing capital fund programs and outstanding response to any HUD reviews resulting in corrective action plans. Such annual reports shall be complete no later than on hundred twenty (120) days after the end of each Housing Authority's Fiscal Year end, and shall also be provided to the Rating Agency and any Bond Insurer.

ATTACHMENT Q (CONTINUED): FY 2005 ANNUAL STATEMENT FOR USE OF CFP BOND LEVERAGING FUNDS

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: CFP BOND LEVERAGING FUNDS Replacement Housing Factor Grant No:		Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	6,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	200,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	300,000			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	506,000			

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

PHA Name: Housing Authority of the City of Hoboken	Grant Type and Number Capital Fund Program Grant No: CFP BOND LEVERAGING FUNDS Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--	---	--

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

ATTACHMENT Q (CONTINUED): CFP BOND LEVERAGING PROGRAM, FIVE YEAR ACTION PLAN (FYs 2005-2009)

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		HOUSING AUTHORITY OF THE CITY OF HOBOKEN		<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: 10/06	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 10/07	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 10/08	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 10/09
	Annual Statement				
PHA-WIDE		PROGRAM ADMINISTRATION	PROGRAM ADMINISTRATION	PROGRAM ADMINISTRATION	PROGRAM ADMINISTRATION
PHA-WIDE		A/E SERVICES	A/E SERVICES	A/E SERVICES	A/E SERVICES
PHA-WIDE		SITE IMPROVEMENTS	SITE IMPROVEMENTS	SITE IMPROVEMENTS	SITE IMPROVEMENTS
PHA-WIDE		BOILER & MECHANICAL UPGRADES	BOILER & MECHANICAL UPGRADES	BOILER & MECHANICAL UPGRADES	BOILER & MECHANICAL UPGRADES
PHA-WIDE		WINDOW REPLACEMENTS	WINDOW REPLACEMENTS	WINDOW REPLACEMENTS	WINDOW REPLACEMENTS
PHA-WIDE		ROOF REPLACEMENTS	ROOF REPLACEMENTS	ROOF REPLACEMENTS	ROOF REPLACEMENTS
PHA-WIDE		CONSTRUCT COMMUNITY CENTER	CONSTRUCT COMMUNITY CENTER	CONSTRUCT COMMUNITY CENTER	CONSTRUCT COMMUNITY CENTER
CFP Funds Listed for 5-year planning		3,232,637	5,200,000	1,265,274	60,000
Replacement Housing Factor Funds					

MEMORANDUM

RE: HOUSING AUTHORITY OF THE CITY OF HOBOKEN

The Housing Authority of the City of Hoboken has prepared its Agency Plan in compliance with section 511 of the Quality Housing and Work Responsibility Act of 1998 and ensuing HUD requirements. In accordance with said requirements, the Authority conducted a public hearing in order to invite public discussion on the Agency Plan. The public hearing was held on June 28, 2005 and proper notice was given via publication of a legal advertisement in a newspaper of general circulation in the Hoboken area at least 45 days prior to the public hearing date.