

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: Paterson Housing Authority

PHA Number: NJ021

PHA Fiscal Year Beginning: April 1, 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 – Paterson Public Library, 250 Broadway Paterson, NJ

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

- Main businessoffice 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:
- Providing housing opportunities for Paterson residents eligible for public housing or for Section 8 housing choice voucher that is decent, safe, sanitary and affordable.
 - Providing economic uplift opportunities for its family housing residents who are unemployed or underemployed by providing appropriate training, and exploring job opportunities with and for residents.
 - Promoting homeownership through the HOPE VI, Section 8, and other programs.
 - Working with other entities in the creation of mixed income finance developments to provide new or rehabilitated housing.
 - Empowering its residents, in concert with HUD's programs and initiatives.
 - Preserve and expand the supply of good quality housing units.
 - Link housing with essential supportive housing services.
 - Promote racial and economic diversity.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other
- Using Project Based Section 8 to support additional housing.
Collaborate with community partners to develop transitional housing.

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
 - Develop an asset management system.

- 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:
 - Establish site based waiting list for transitional housing residents.

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

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other:

Promote computer skills development among public housing residents.

Promote partnerships with educational institutions for non-traditional training programs.

Provide homeownership counseling to residents of PHA.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives:

1. Continue to work cooperatively with the Mayor's office, Chief of Police, and Passaic County Sheriff's Office to provide additional security measures for all family developments.
 - Remote monitoring capabilities to monitor the security cameras centralized at all sites.
 - Establish a police sub-station at Riverside Terrace Development.
 - Continue to encourage the development and use of Senior Resident Patrols.
2. PHA Goal: Improve the public perception of the Housing Authority as a public agency.
 - By continuing to interact positively with the community, organizations, and the City Council.

- [x] By continuing to work closely with all resident councils and to meet with all resident council presidents bi-monthly.
- [x] By working closely with the Mayor's office and other city agencies.
- 3. [x] PHA Goal: Build communication and partnerships with other public agencies for the benefit of the public housing population.
 - [x] Continue to develop advocacy and support of the community, charitable organizations, and governmental agencies for residents' benefit by implementing a public speaking program.
 - [x] Motivate residents to improve their family circumstances according to their own individual abilities by offering a variety of enrichment programs.
 - [x] Continuing the partnership with NJ Community Development Corporation in promoting the IDA Program.
 - [x] Increase Newsletter circulation to include community partners and governmental agencies.
 - [x] Upgrade website information quarterly to keep residents current on PHA information.
- 4. [x] Implement the 5 Year Affordable Housing Strategic Plan – to mirror the City of Paterson's Redevelopment Plan.
- 5. [x] Develop informational workshops to improve business relationships with landlords, vendors, contractors, etc.

Annual PHA Plan
PHA Fiscal Year 2005

[24 CFR Part 903.7]

i. Annual Plan Type:

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)]

In accordance with Section 511 of the Quality Housing & Work Responsibility Act of 1998, the Paterson Housing authority is pleased to submit the Agency Plan. The Agency Plan is presented in two sections.

Section 1: Five Year Plan

Section 2: Annual Plan

This Section includes the components required to be submitted by a standard performing housing authority. Please refer to the Table of Contents for the components included. Any required components that are not included in this submission are so indicated in the Table of Contents, along with the location of the applicable materials and the date submitted to HUD, if required.

The Five Year and Annual Plan were available for public review from October 20, 2004 through December 3, 2004. An attendance sheet for the Public Hearing as well as the Minutes including resident/public comments, are available for review in the Housing Authority's file on the Annual Plan. The Board of Commissioners approved the Five Year Plan and Annual Plan on December 20, 2004 for submission to HUD on January 5, 2005. Questions or approval notification should be addressed to Irma Gorham, Executive Director of the Paterson Housing Authority.

Respectfully Submitted,

Irma Gorham
Executive Director

iii. Annual Plan Table of Contents

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[24 CFR Part 903.7 9 (r)]

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Attachments

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

Required Attachments:

- Admissions Policy for De-concentration
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

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
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 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 type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	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
x	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
x	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
x	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
x	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
x	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
x	The most recent fiscal year audit of the 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
N/A	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	11,342	5	5	3	2	3	2
Income >30% but <=50% of AMI	6,706	4	4	3	3	3	3
Income >50% but <80% of AMI	5,207	1	1	2	2	2	2
Elderly	4,460	4	3	3	4	2	4
Families with Disabilities	6,579	4	4	3	4	3	4
Race/Ethnicity Black	10,370	3	3	3	3	3	3
Race/Ethnicity White	4,304	3	3	3	3	3	3
Race/Ethnicity Hispanic	14,325	4	4	3	3	3	3
Race/Ethnicity All	30,629	3	4	3	3	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:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	944		
Extremely low income <=30% AMI	774	82%	
Very low income (>30% but <=50% AMI)	151	16%	
Low income (>50% but <80% AMI)	19	2%	
Families with children	201	21%	
Elderly families	501	53%	
Families with Disabilities	242	26%	
Race/ethnicity	416 H	44%	
Race/ethnicity	50 W/NH	5%	
Race/ethnicity	476 B/NH	51%	
Race/ethnicity	2 Asian/NH	1%	
Characteristics by Bedroom Size (Public Housing Only)			
45 0 BR		5%	
1BR	681	72%	
2 BR	139	15%	
3 BR	61	6%	
4 BR	17	2%	

Housing Needs of Families on the Waiting List			
5 BR	1	0	
5+ BR	0		
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)? 48			
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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Fire Victims Displaced for Government Condemnation			

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 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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	246		
Extremely low income <=30% AMI	186	76%	
Very low income (>30% but <=50% AMI)	50	20%	
Low income (>50% but <80% AMI)	10	4%	
Families with children	236	96%	
Elderly families	0	0	
Families with Disabilities	2	1%	
Race/ethnicity	128 BNH	52%	
Race/ethnicity	118 H	48%	

Race/ethnicity	0		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	49	20%	
2 BR	49	20%	
3 BR	98	40%	
4 BR	25	10%	
5 BR	15	6%	
5+ BR	10	4%	
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)? 9 months 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:
Implement the activities identified in the 5 Year Affordable Housing Strategic Plan.

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

- 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:
Develop an affordable housing strategy that includes elderly housing assistance.

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 2005 grants)		
a) Public Housing Operating Fund	\$6,453,390	
b) Public Housing Capital Fund	2,757,226	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,724,807	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	80,216	Public Housing Supportive Services
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)		
HOPE VI Low Rent Subsidy	414,624	HOPE VI
Housing Counseling	58,600	Public Housing Counseling
Section 8 Housing Counseling	58,600	Section 8 Counseling
ROSS Family	86,041	
ROSS Neighborhood Network	107,833	
2. Prior Year Federal Grants (unobligated funds only)		
a) Replacement Housing	5,581,920	Replacement Housing
b) Capital Fund CFP 2004	2,446,110	Capital Project
c) Public Housing Operating Reserve	5,541,940	Public Hsg. Operations
d) FSS Coordinator	49,250	Public Housing Supportive Services
e) Drug Grant	-0-	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	3,738,000	Public Housing Operations
4. Other Income		
a) Laundry Income	27,660	Public Housing Operations
b) Late Charges	15,700	“
c) Other-Miscellaneous	60,000	“
d) Excess Utilities	84,000	“
e) Rental Income	169,500	‘
f) Interest	50,000	“
5. Non Federal Sources		
a) Bond Refinancing Proceeds	-0-	Public Hsg. Operations
b) Sale of Land NJ21-4	650,000	Capital Project
c) HOPE VI Community Supportive Services	-0-	Social Service Programs (HOPE VI)
Total Resources	\$37,155,417	

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)
 When families are within a certain time of being offered a unit: (state time)
 Other: When families submit application with proper documentation.

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: The Registry – independent credit and criminal background checks.
 SWICA (State Wage Information Collection Agency)

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)

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- [2] 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
- [3] Other preference(s):
Households whose head, spouse, or sole member is elderly or disabled person.
Everything being equal, the deciding factor will be the date and time of receiving the application.

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:

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: Registry – Independent credit and criminal background checks.
SWICA – State Wage Information

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:

Difficulty in locating apartment due to tight housing market.

Hard to house families.

Family illness.

Lead abatement.

Other special circumstances, at the discretion of the Executive Director.

(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
- [1] 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):
Everything being equal, the deciding factor will be the date and time of receiving the application.

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

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)
 - Cable TV Organizations
 - Newspapers Newsletter

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: Syndicated public housing property

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: IRS Regulation based on median income

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: Any time a family experiences an income decrease.

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:
Analysis of Fair Market Rent

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: Maximum lease up

(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	1647	200
Section 8 Vouchers	768	40
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	Fair Share Unification 75	
Public Housing Drug Elimination Program (PHDEP)	0	N/A
Other Federal Programs(list individually)	ROSS/Elderly Capital Fund Program	

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:
- Admissions & Continued Occupancy Policy
- Lease
- Grievance Policy
- Blood Borne Disease Policy
- Hazardous Materials
- Natural Disaster Policy
- Community Space Policy
- Maintenance Repair Charge List
- Preventive Maintenance Policy
- Maintenance Training Policy
- Public Housing HUD Handbook

- A [] Data directions computerized work order and inventory control book
- B [x] Maintenance Manager's resource book
- C [x] Night emergency crew procedures
- D [x] Elevator Maintenance and PM contractor specs
- E [x] Pest Control/Exterminator contractor specs

(2) Section 8 Management:

- A [x] HQS Inspection Forms
- B [x] Section 8 Administrative Plan
- C [x] Section 8 Orientation Workshops
- D [x] Nan McKay Section 8 Management Handbook
- E [x] Nan McKay Owners Handbook and Tenant Handbook
- F [x] Section 8 HUD Handbook

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)

-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)

-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: Christopher Columbus Development
2. Development (project) number: NJ21-5
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
 - Project Completed

- 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: Alexander Hamilton Development
1b. Development (project) number: NJ21-3
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 checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 498
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 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: Alexander Hamilton Development Affordable Housing Strategy
1b. Development (project) number: NJ21-3
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the 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?
3/17/03

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)
Evening Youth Program	150	Vol.	Division of Recreation	Public Housing
Summer Day Camps	400	Vol.	YMCA Calvary Baptist Church Boys/Girls Club	Public Housing
GED Program	50	Vol.	School District	Both
Adult Day Care Program	25	Vol.	CFCS	Public Housing
Homeownership Counseling	50	Vol.	PHA	Both
After School Program	85	Vol.	YMCA, PTF	Both
Family Counseling	500	Vol.	CFCS	Public Housing
ROSS Elderly Exercise Program	75	Vol.	PHA/YMCA	Public Housing
ROSS Elderly Computer Training	25	Vol.	PHA	Public Housing
Community Police Program	250	Vol.	City of Paterson	Public Housing
Computer Clubhouse	50	Vol.	HOPE VI Community Center	Public Housing, Section 8, HOPE VI Residents
Adult Exercise Program	50	Vol.	HOPE VI Community Center	Public Housing, Section 8, HOPE VI Residents
Youth Soccer League	300	Vol.	HOPE VI Community Center PAL	Public Housing, Section 8, HOPE VI Residents

(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	0	11
Section 8	0	23

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- 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: TANF Training sponsored by Passaic County Board of Social Services.

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

1. Which developments are most affected?
 NJ21-1 Riverside Terrace Development
 NJ21-3 Alexander Hamilton Development

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: Vehicular access control to NJ21-3 Alexander Hamilton Development.

2. Which developments are most affected?
 NJ21-1 Riverside Terrace Development
 NJ21-3 Alexander Hamilton Development
 NJ21-6-1 Nathan Barnert Homes
 NJ21-7 Dr. Norman Cotton Homes
 NJ21-8 Rev. William Griffin Homes

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:
 - Assigned Community Relations Officers for PHA sites
 - Leasing Mobile Units for Police Precincts
 - On-Site Police Precinct at Riverside Terrace Development

1. Which developments are most affected?
 - NJ21-1 Riverside Terrace Development
 - NJ21-3 Alexander Hamilton Development
 - NJ21-6-1 Nathan Barnert Homes
 - NJ21-7 Dr. Norman Cotton Homes
 - NJ21-8 Rev. William Griffin Homes

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 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? ____
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)
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: Approved by the Mayor, City Council and Governor.

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other: In keeping with State Statute, the City Council, Mayor or Governor, will be responsible for replacing a Commissioner.

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Paterson

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:

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

- Identify parcels of land for the development of affordable housing.
- Ongoing consultation on identifying community needs and assisting in the Development of a plan to address the needs.
- Coordinate homeownership counseling for first-time Section 8 homebuyers in

Conjunction with IDA Program.
Partnership with the City in developing a 5 Year Strategic Affordable Housing Plan.

D. Other Information Required By HUD

Housing Authority of the City of Paterson GOALS

Attachment A:

#1. INCREASE THE AVAILABILITY OF DECENT, SAFE AND AFFORDABLE HOUSING

- A. The PHA has developed and begun to implement a 5 Year Affordable Housing Strategy which mirrors the City of Paterson's Redevelopment Plan.
- B. First Phase of Alexander Hamilton Revitalization mixed income development – off site.

#2. IMPROVE THE QUALITY OF ASSISTED HOUSING

- A. Ongoing contact of staff with residents and resident activities through special programs.
- B. Distribution of a bi-monthly newsletter that updates residents on what is going on at the PHA.
- C. Ongoing modernization of public housing units at the Riverside Terrace Development and Alexander Hamilton Development.
- D. Ongoing staff training to improve work quality.

#3. IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY

- A. Increased enforcement of screening and eviction for drug abuse and other criminal activity.
- B. Greater lease enforcement for habitual late payments, illegal tenants, and illegal appliances.

#4. INCREASE ASSISTED HOUSING CHOICES

- A. The PHA continues to offer housing choice voucher counseling sessions.
- B. The PHA, in partnership with NJ Community Development Corporation, is offering an IDA Program that allows residents to save for homeownership, education or business.
- C. The PHA is a HUD approved Housing Counseling Agency and conducts pre-purchase homeownership counseling and has counseled 107 prospective homeowners.
- D. Conducted a series of meetings for the PHA's Section 8 income eligible working heads of household families to assist them in homeownership purchase.
- E. Hosted the 3rd Annual First-Time Homebuyers Fair.
- F. The PHA is a HUD approved Section 8 Homeownership Counseling Center and has provided individual counseling to 41 residents.

#5. PROMOTED SELF SUFFICIENCY & ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS

- A. Offered programs that promoted self sufficiency opportunities.
- B. Partnered with St. Joseph's Hospital and the Paterson Community Health Center, and offered residents hypertension and glucose screenings, dental care, and food stamp assistance.
- C. Offered a site GED training in cooperation with the Paterson School District.
- D. Contracted with Catholic Family & Community Services to provide family counseling and emergency services.
- E. Promote homeownership through counseling.
- F. Partnered with Washington Mutual Bank, City of Paterson and several community development corporations, and held a city-wide Financial Health Fair which offered financial training workshops.

#6. IMPROVE THE SAFETY AND SECURITY OF PUBLIC HOUSING RESIDENTS

- A. Ongoing support of the tenant patrol at NJ21-7 Dr. Norman Cotton Homes and NJ21-9 Joseph Masiello Homes.
- B. Ongoing communication with the Passaic County Sheriff's Department and the Paterson Police Department to discuss criminal activity at the two family sites.
- C. Securing police arrest reports and drug test results to expedite the eviction of residents.
- D. In cooperation with the Mayor's Office and the Paterson Police Department, set up police precincts at Alexander Hamilton Development and Riverside Terrace Development.
- E. Install gates on the roadways and parking lots at Alexander Hamilton Development to reduce vehicular traffic.
- F. Set up car surveillance cameras at all sites with a central monitoring system.

#7. IMPROVE THE PUBLIC PERCEPTION OF THE HOUSING AUTHORITY AS A PUBLIC AGENCY

- A. Authority staff has built new partnerships with various organizations in the community.
- B. Partnership with NJ Community Development Corporation in the State of New Jersey Individual Development Account (IDA) Program.
- C. Resident Participation Training including all aspects of Resident Quality of Life and Management Issues.
- D. Participation in a growing collaboration of public and private partners what coordinate an array of services.

#8. BUILD COMMUNICATIONS AND PARTNERSHIP WITH OTHER PUBLIC AGENCIES FOR THE BENEFIT OF THE PUBLIC HOUSING POPULATION

- A. The PHA's interaction with government agencies and community service providers has been increased significantly.
- B. Involvement with local law enforcement is on the rise.

- C. Close working relationship has been established with the Mayor's Office.
- D. Growing partnership with local financial institutions.

#9. YOUTH AND RECREATION PROGRAMS

- A. Conducted the Annual Teen Summit to address concerns of teenagers.
- B. After School Tutorial Program at the two family developments.
- C. Both off-site and on-site summer day camps provided for over _____ children.
- D. Partnership with PGA and Community Action Agency for a PHA Golf Program.
- E. GED Program is available on-site at the Alexander Hamilton Development.
- F. Computer Clubhouse is offered at the HOPE VI Community Center.
- G. A soccer league is available two evenings a week at the HOPE VI Center.

Attachment B :

**Resident Membership of the
PHA Governing Board**

Resident Name:

Erma L. Bonds

Appointing Official:

Paterson City Council

Term of Office:

February 1, 2000 – January 31, 2005

Attachment C:

Resident Advisory Board Members

Shirley Moore, NJ21-1 Riverside Terrace Development Resident Council
Barbara Jones

Eugenia Burton, NJ21-3 Alexander Hamilton Development Resident Council

Eugene Miller, NJ21-6-1 Nathan Barnert Homes

Earline Bolden, NJ21-7 Dr. Norman Cotton Homes Resident Council

Mae Munsinger, NJ21-8 Rev. William Griffin Homes Resident Council

Vivian Waring, NJ1-9 Joseph Masiello Homes Resident Council

Rosa Caraballo, NJ21-10 Gordon Canfield Plaza Resident Council

Elbita Perez, 224 Wayne Avenue, Paterson, New Jersey (Section 8)

**Attachment D: Resident Advisory Board Comments
In Developing the PHA Plan**

**Resident Advisory Board Meeting #1 re 5 Year Plan-October 4, 2004
60 Van Houten Street
Paterson, New Jersey 07505**

Topics:

**Fair Housing Policy
Investment Policy
Section 8 Housing Administrative Plan
Project Based Section 8 Policy
HOPE VI Discussion**

Meeting started at approximately 10:20 a.m. (A sign in sheet was passed around)

IrmaGorham: Good morning, it is that time of year to review our Annual Plan, put it in motion. Also 5 Year Plan. Carol Gladis is the lead person on getting this together, for submission to HUD. The 5 Year Plan sets out our mission for 5 years ahead, we will try to be clear. Have tangible goals, results for the Authority. Team spirit is important, make it profitable for Housing Authority.

CarolGladis: Good morning, thank you for coming. Working with this document. Let's introduce ourselves so we all know who we are. At this point, everyone in room introduces themselves-whether from the public or Authority staff.

CG: Okay, thanks. We will go over everything briefly. You have the documents in the binder. Time table outlines meeting schedules. We will start today with some of the policies, plan to adopt the Plan in December at the Board Meeting. Submit to HUD in January 2005. Goes over Plan with RAB any questions or statements? There will be a 45 day review period. Will consider your comments, RAB overview. This is our first meeting, we are required to have RAB meetings; representatives from the Resident Councils and Section 8. We will use your comments-any questions? Going over the template, 5 year goals, mission, etc. She then briefly describes the goals, mission

ErmaBonds: New page 2, as to vouchers? Replace persons?

CG: No, try to get more vouchers.

IG: We are waiting for comments.

CG: We can change, add, etc. Look at the table of contents, look at policies listed. We can go over these at the meetings, each one individually. Fair Housing—yellow pages. We need our Fair Housing Policy to be clear as to HUD requirements, also need Fair Housing Policy when we apply for grants.

VanessaSifford: Mission and duties of HA—promote housing, develop and implement and further housing work with city. Keep in line with the Consolidated plan. Regulations, accommodations for disabilities. She then goes over bulleted items . . . diversity in the city of Paterson . . . continues to read bullets Fair housing, civil rights, housing counseling . . . other items.

EBonds: How do we get landlords?

GwenMorrison: Advertise in papers. Tenants good source also, word of mouth. Some landlords call us and let us know they have apartments available.

IG: We are overwhelmed—offer workshops for landlords. We sent out notices.

CG: Questions? Next, we will move on to Investment Policy. Shruti Shah from Accounting Department will go over it with you.

ShrutiShah: Look for the policy, after the blue page - Investment Policy. In June 2004 the Board of Commissioners adopted an Investment Policy. She then goes over some of the items . . . describing the investment procedures. How we invest funds.

EB Investment Policy-any special area>?

SS: We work with three banks-Wachovia is our primary. Also work with PNC for tenant security, Hudson United Bank-some investments.

DaleJones: HUD requires us to invest in specific funds. No stock market-nothing risky. Money market, cds, not too long 12-18 months. Over night sweep accounts. Full collateral –FDIC insured to \$100,000. HA has agreement with all banks, we use-covered over \$100,000. Third party security to the HA over \$100,000. Bank must post a bond with third party.

EBonds: Funds sufficient?

DJ: Yes, whatever amount. Disbursement within 72 hours per HUD. We try to invest and maximize our income. Section 8 funds go back into Section 8 program.

CG: Section 8—Gwen will go over this.

GMorrison: New Section 8 Plan, product finally done. Tenants added/removed-number of persons in bedroom. HUD has rules. She then goes over table of contents . Copies are available for review, please call us.

IG: Comments or verification, please?

GM: Goes over what is required for applicant. All income included, must be reported. Have back charges-tenant can lose their Section 8 or public housing if all income not reported. We need to know. Pay 30% of entire income.

CG: Verification process?

GM: We have two systems, one from HUD and other from state-SWICA. We use both. All income must be reported or we back charge tenant.

IG: We have to submit report to HUD monthly. HUD checks the system, see how we are doing. Every month we send them a report. If tenant did not report income, included in our report.

GM: Over \$5,000 it is our obligation to send it to the Prosecutor-liable for back charges. We try to work something out, make a payment agreement.

IG: We have at least 5 cases at Prosecutor's office, have not released this to the papers. Prosecutor working with us, lots of money owed to the Authority. It goes back into our Operating Budget. We are giving tenants the opportunity to work out a payment plan, have a schedule-part of the Admin Plan.

GM: We are quite lenient. Elizabeth HA strict-we give three chances. They put tenant out if money owed not paid up. We try to let the tenant know. Give them 60 days to find a new apartment. We are flexible . . . continues to go over plan, table of contents.

CG: Questions? Documents available for review.

EB: Public part, do lawyers come?

CG: Yes, Legal Aid. Forty days to review documents, notice in papers. Section 8 Project Based Policy—Fred will go over it. Aqua pages.

WVazquez: Will go over the Project Based Policy. See Major Objective, 1 and 2 are the same. Goes over 3-6. We have a number of projects. Develop more affordable housing. Rehabilitate units. On page 7, goes over C. 1-6. Talks about how we score prospective applicants for development. Percentages for each category, number of areas we look at. Need community support . . . goes over points . . . Financing, site design-standards. In our 5 Year Plan, construct 250 new units including Section 8 based. Looking at proposals, rating system.

EB: Specifics for homeless, what else offered?

WV: NJCDC Shelter Care Program, we administer the Section 8 portion of that program. Deliver services to tenants, counseling, etc.

CG: We provide vouchers, they bring social services including counseling, etc.

WV: Template, pages 28 and 29—HOPE VI. Last year we had an application to redo NJ21-3, it was not funded. We plan to try again this year, waiting for NOFA, wait to see what requirements are for this year. Will demolish 21-3, 498 units, Community Center, FYIC will be converted for manager office. Lease agreement-long term agreement 40 years or longer. We have a draft, will determine later on how to proceed. Demolition, homeownership. 200 units—170 rentals and 30 homeownership units. Off site construction, 170-200 with a total of about 400 various sizes.

107 units, 80 senior citizen and 27 family. Thought we had a parcel of land but did not work out. Looking for another location-Ryle Avenue, working out details. Relocation of residents at 21-3 through Section 8 vouchers, will apply for that. Majority must be moved with Section 8 relocation. Will be able to do application for first phase in February. Construction to begin summer 2005. Will have public meetings when we know more. Goes over template sections . . . not considering any other sites for HOPE VI.

CG: Questions? HOPE VI? Okay . . comments . . . That is it for today, next meeting Thursday, October 14 at 5 p.m. Please come again, bring your binder with you so we can make any changes, additions, etc. Thanks for coming . . see you on the 14th.

Meeting ended approximately 11:20 a.m.
Marjorie Lyons, Recording Secretary

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**Resident Advisory Board Meeting #2 re 5 Year Plan-October 14, 2004
60 Van Houten Street
Paterson, New Jersey 07505**

**Topics:
Flat Rent Policy
Cost Allocation Policy
Payment Standards
Section 8 Homeownership
Personnel Policy**

Meeting started at approximately 5:15 p.m. (A sign in sheet was passed around)

Carol Gladis: Good afternoon, how are you? We will go around the room and introduce ourselves. At this point, everyone in room states their name, residence or position with PHA, etc.

This is our second meeting, thank you for coming again. These meetings are mandatory under HUD regulation. We will try to do and enact what you want. We will go over the policies listed for today. Any questions from our last meeting? If you have any comments please call us or write us. The Plan will be on display from October 20 to December 3, 2004. Look in the binder for schedule, etc. There is a description of the RAB board and its functions. We want your comments. In the template plan is outlined, this is a HUD requirement. We will be changing pages and updating the document. This is a working document. Any questions? First policy is Flat Rent and Dale Jones will go over it.

DJ: Good afternoon. Flat Rent Policy is the same basically. Based on 65% FMR as of 10/1/04. Numbers are in the chart. At this point Dale explains the FMR Passaic-Bergen area—costs of rental. This was published in the October 1 edition of The Federal Register. Public housing, rent 65%.

EPerez: For new tenants?

DJ: No regulation requires HA to provide option to resident, high income level. Gives residents the option of electing what type of rent they want to pay. Some high income residents in public housing. They pay more.

CG: Cost Allocation Policy, Dale will review.

DJ: Cost Allocation Policy-working document. We are required to develop a plan. Public housing, we allocate expenses out to programs. How we use our funds. Whether CFP, OB or small grant programs. Any questions?

CG: Next up, Payment Standards (revised). Dale will go over this policy also.

DJ: I will read from parts and give you information At this point Dale Jones reads from the policy Went into effect 10/1/99, based on FMR. No more than 110%, 90% FMR. Our

policy is 90% of FMR. Payment standard FMR chart shows figures, derived from last US Census 2000. Determine rents on the open market. We had payment standards 95%, changed our policy to 90%.

IrmaGorham: Section 8 Program, Housing Choice Vouchers. . .

DJ: Residents in private homes or in developments. Project based, HA pays according to chart. Public housing tenant pays 30%, HAP payments make up the difference.

EPerez: New vouchers?

DJ: No, existing. If you are in a unit, FMR went up '03 – '04 figures. This is the maximum HA will pay.

IG: Will not grandfather in.

CG: Any other questions? Section 8? Next we will review Section 8 Homeownership Plan. We are a homeownership counseling center, one of the few in the state of N.J. with a homeownership policy approved by HUD. Two programs. Our Homeownership Policy was approved in 2001 by HUD. I will highlight items. Reads from page 3reads from page 4 If you have a Section 8 voucher, you have to port in. We cannot administer another voucher, have to find a homeownership program in another area. Reads from #3 reads from #4. Mortgage standards, etc. We try to protect the tenant so they can afford a mortgage. Predatory lending a problem. Try to educate the tenants on purchase. OK, Carol Brevard will go over the Personnel Policy which is lime.

CBrevard: Some changes made to the Personnel Policy, also some to be made in the future. On 4/19/04 the Board approved reorganization of the HA, chart attached. Human Resources under the Exec. Director's jurisdiction. Reads from the policy On 7/19/04 Board adopted a Resolution regarding birthday perkSome more revisions in the future. As to Nepotism, reads from plan C. Brevard continues to read from the policy changes. As to Health Insurancereads from policy. Any questions?

IG: Questions?

CB: Family & Medical Leave Act, will update this. Reads from plan Questions?

CG: Hands out documents, pages 7 & 8, goes over figures. Section 8—300 on waiting list, 57 vouchers to date. Dale will go over this when he talks about Operating Budget. Then hands out pages 11 & 12 of plan re financial.

DJ: Operating Budget-figures there. Future looks bleak, will talk about OB. Fred will speak on the CFP. Revenues we anticipate are less than expenses. Difference of about \$1.1 million, not too good. Go to the template, page 11-all programs we have. Dale goes over figures Section 8 anticipate from HUD; we pay the landlords \$8.7 million, ROSS Grant \$80,000, HOPE

VI . . . we have 2 Housing Counseling grants about \$58,000 each. Goes over items and grants . . .
. . . We anticipate funds for replacement housing. Any questions?

IG: This is what is anticipated, we do not know if we will receive all. Important for tenants to pay their rent.

Tenant: What is FSS?

CG: Joe Rivera is our FSS Coordinator, paid from grant. He only deals with Section 8; of course we will assist him.

EBolden: No. 3-public housing?

IG: We indicate what we are anticipating for the year based on our inventory. Large percentage pay \$50-\$200.

EBurton: Miscellaneous, what is that?

DJ: Not sure.

IG: Some donations . . .

DJ: Not sure, will have to see.

IG: We will look at it.

EBolden: Fines, whatever?

IG: Not sure.

DJ: Excess utilities.

IG: We do not have the budget yet.

CG: Any other questions?

EBolden: Laundry?

DJ: Machines at sites, we contract with a vendor. We pay for water and utilities.

EBolden: We work together

IG: Not any more. Last contract with vendors, contract with Resident Councils to keep laundry rooms clean. Will check with Mike Figel . . . 21-9 you have an arrangement with vendor, RC members. Will look into it further.

EBurton: Have residents come, laundry room closed. When can we get in?

CG: Hours?

EBurton: I don't know, not on Sunday.

IG: In terms of security person tending facility should set hours. Need to know who is taking care of rooms.

PTaylor: During work hours, in morning.

EBurton: We have to go to the house.

PT: We need a schedule, another person.

IG: You need to work with Pat Taylor on this.

PT: Need extra hours, will get together with another person.

CG: Anyone else? We hope the budget comes through. That ends the OB discussion. Fred will go over CFP information with you.

WVazquez: Documents are required , years of 2002, 2003, 2004. Capital Fund.

IG: In the past, we are on time.

WV: Goes over budget, expenditures for years. Funds obligated and expended. On going activities require us to pay. Utility upgrade at 21-1, large item. Also painting, doors, ranges and refrigerators. At 21-9 manager's office, 21-10 windows. 2004 we received approval on 9/27. We show projected figures & expenditures. 21-1 fire escapes, trees; 21-3 mold removal. As to HOPE VI, we will apply again for funding. If we get a H6 will be able to do other activities. Obligated all funds over two years, use in three years. We are on schedule. Second document is Physical Needs Assessment. We had a consultant come to all sites, looked at each one, determine what to do to bring up to HQs. Very bleak picture, 20% funding only. Choosy on our projects, cut some and continue to cut. CFP Budget-5 Year Budget, goes overPrior activities . . . concerns come up, we discuss it. Send your comments to your manager. Continues to go over activities, soft servicesLine items 1410 and 1430 . . . describes the figures, etc. Dale spoke about \$5.5 million replacement housing. Project with HOPE VI at AHP, construct new units. Eighty senior and 27 family. \$5.5 million, application for \$6 million coincide with 5 Year Plan. Will continue to develop affordable housing. We are being cut, doing things outside development housing, get development fees. Any questions? Please go over document, forward comments to my office.

CG: Questions?

EBurton: Parking areas?

WV: Patching up, awaiting H6 funding news. Otherwise we will resurface entire lot, down the line we will do renovation, try to use funds wisely.

EBurton: Parking area is find.

WV: That was a priority item from management.

PT: We did not see other items, just first sheet. Go to following sheets.

WV: We don't think it is needed. Glad to do something.

PT: Other things more important, take notice of other items.

WV: You and Eugenia can meet and go over it.

IG: There is a timeframe, comments back soon.

EBurton: Common areas? High rises?

WV? Stairs?

EB: Dangerous when they are wet.

WV: They have to be cleaned up.

PT: Steam cleaning.

WV: Project for 2005. In July we will get the amount, may take some items out of budget.

CG: Any other questions?

EBolden: Lighting back of building? Dark. In 2005?

WV: We plan to.

EBolden: In the dark there.

WV: Have some money, if we get a H6 we move projects, we can do revision. Lights at 21-7 out?

IG: Out?

DJ: Two out.

EBolden: In the future need to be replaced, police running around in the dark.

WV: Back lights?

EBolden: Back okay.

DJ: Two in the front,

CG: Questions?

Tenant: Need a new fence.

WV: Barnert has a new fence.

Tenant: Broken, parked cars not belonging there, etc.

CG: Any other questions? Ed Cotton will go over De-Programming of Units.

IG: Managers will assign spaces to tenants, if they don't please call me.

ECotton: De-Programming sensitive issue. Once unit is de-programmed we do not receive funding. Twenty seven de-programmed, nine at 21-1 basement apartments. Impossible to live there. Eighteen at 21-3 Bldg. 14, used for social services. More units at 21-3, do not want to lose funding for them. Buildings 2, 3, 4, 5—no more vandalism, create more damage.

EBolden: 199 Carroll Street, rocks etc. across from us, what is that?

EC: City is building a unit across from you, that is what it is. New unit. Sewer/sanitary lines problem. Any other questions?

EBurton: Bldg. 5 very few residents. Other units available to residents, move them?

EC: Good point. Will have Bldg. 5 vacated by 12/1 we hope. Already processing 33 families to move to new unit, working on it.

IG: Last Board Meeting that was discussed. Directed the Board to move on it. Pat Taylor assess condition of unit, update the data on family. Meeting with residents next two weeks.

EBurton: Can I get info?

IG: Mr. Taylor has list.

EC: HUD has a definition of De-Programmingreads definition

CG: Any more questions? This is our second meeting, we have covered the changes. Documents available from 10/20 to 12/3/04. You can review the documents, plans, etc. During the 45 day period please send your comments to us. We will have a public hearing on December

10th, hope to adopt Plan at Regular Meeting on December 20th. This is the schedule, we will work with you. Once again thank you for coming. See you soon.

Meeting ended approximately 6:25 p.m.
Marjorie Lyons, Recording Secretary

Attachment E:

**Substantial Deviation and
Significant Modification**

The Paterson Housing Authority's Plan is amended to include the definition of Substantial Deviation to mean "Any Change with regard to Demolition or Disposition, Designation, Homeownership Plan, or Conversion Activities in the Future".

Attachment F:

**HOUSING AUTHORITY OF THE CITY OF PATERSON
RESIDENT ASSESSMENT FOLLOW-UP PLAN 2004**

The Real Estate Assessment Center mailed out 452 surveys to PHA residents of which 170 were returned. The response rate of 39% is above the national response rate of 15%. Twelve surveys were undeliverable.

The Housing Authority of the City of Paterson has prepared the 2004 Resident Assessment Follow-Up Plan in response to the survey results.

In three survey categories, Communication, Safety, and Neighborhood Appearance, the PHA increased their scores from the previous year.

Survey Categories	2003 Score	2004 Score	National Average
Maintenance & Repair	78%	76%	85%
Communication	59%	65%	74%
Safety	59%	60%	79.1%
Services	82%	81%	91.9%
Neighborhood Appearance	52%	53%	73.5%

As a result of the responses, the Paterson Housing Authority is required to prepare a follow-up plan for Maintenance Repair and Services.

A close analysis of the responses by Development by question was the premise by which the follow-up plan was developed.

COMMUNICATION

Survey Question #1: Do you think management provides you with information about: maintenance and repair?

- A. The PHA received a score of 60%.
- B. The PHA produces a bi-monthly newsletter which is forwarded to all public housing and HOPE VI residents. Contained in the newsletters are articles that address upcoming maintenance repairs.
- C. Prior to any major work or system shut down, each Housing Manager provides written notice to each household that will be affected, posts notices in the hallways and elevators, also, in some instances, issues follow-up notices.
- D. All housing managers are mandated to attend specification review and pre-bid conferences and other meetings the Modernization Office requires so that they can speak with their residents about the upcoming work.

Survey Question #2: Do you think management provides you information about: the rules of your lease?

- A. The PHA received a score of 66.5%.
- B. At the time each resident signs their initial lease, PHA staff reviews its contents in detail. Upon annual renewal of the lease, an overview is once again given.
- C. In October 2002, the PHA made changes and modifications to the Residential Lease Agreement in the areas of Public Housing Management Charge List, Pet Policy, and Rules and Regulations Residents were encouraged to submit comments.
- D. The PHA has initiated a new policy requiring all residents 18 and over to sign and review the Lease.
- E. Anything new or changed are published in the PHA newsletter and on the PHA website.

Survey Question #3: Do you think management provides you information about meetings and events?

- A. The PHA received a score of 70.5%.
- B. The PHA notifies its residents of meetings, special events and general notices through several processes. Notices of upcoming meetings and/or special events are published in the PHA's Bi-Monthly Newsletter and on the website. Special mailings are sent to residents for notifications of lease revisions and/or policy changes. Flyers are distributed by staff to all households in each development, and also posted in the Manager's Office, Lobby area, Mail Room area, and elevators.
- C. Each Site Manager attends the Monthly Resident Council Meeting to help make residents aware of new PHA initiatives.
- D. The Planning & Grants Department issues door-to-door notices and meets with residents to notify them of all special events that occur at each development.

Survey Question #4: Do you think management is: responsive to your questions and concerns?

- A. The PHA received a score of 64%.
- B. PHA staff will receive training including customer relations, face to face interaction, and good listening skills, to learn to better deal with residents.
- C. The monitoring interaction between staff and residents will be continued to determine the level of professionalism being offered.
- D. "Sensitivity Training" taken by all Senior Manager.

Survey Question #5: Do you think management is: courteous and professional with you?

- A. The PHA received a score of 68.5%.
- B. Site Managers, Maintenance Staff, Leasing & Occupancy Staff, and Management Training Staff, have been instructed to be courteous and professional when working with residents.
- C. Management continues to monitor the interaction between staff and residents to observe the level of professionalism being offered.
- D. "Sensitivity Training" taken by all Senior Managers.

Survey Question #6: Do you think management is: supportive of your resident/tenant organization?

- A. The PHA received a score of 62%.
- B. The Executive Director continues to have bi- monthly meetings with all Resident Council Presidents to discuss their concerns and to keep them current on PHA projects.
- C. PHA staff continues to meet with resident council representatives on a monthly basiss, to review programs and keep them abreast of the planning process for upcoming events, policy changes, updates and fiscal oversight.
- D. The PHA includes the Resident Council in planning Christmas Parties, Beautification Day, Make a Difference Day, Barbecues, Teen Summits, and Women’s Conference.
- E. PHA Staff attends the Resident Council Meetings on a regular basis.
- F. The Senior Development Resident Councils continues to work with staff to bring special events and programs into the sites.
- G. The PHA was awarded a Senior ROSS Grant with the Senior Developments’ Planning Committee. Programs are currently being developed.
- H. The Resident Council Presidents sit on the PHA’s Resident Advisory Board and participate in the planning process.
- I. The Executive Director has designated a staff member to work with the Senior Citizen Resident Councils and residents.
- J. The PHA has several contracts with the Riverside Terrace Development Resident Council for youth and summer programs.
- K. Residents participate in the planning and implementation of William Paterson University’s HIV/AIDS awareness program.
- L. A Resident Council President is the current Chairperson on the Board of Commissioners.
- M. Residents participate in the following: Grandparents as Parents, National Blueprint Grant, Housing Counseling, and Employment Training Program.
- N. Residents are encouraged to participate in: Grandparents as Parents group, National Blueprint Grant, Housing Counseling, etc.

NEIGHBORHOOD APPEARANCE

Survey Question #1: How satisfied are you with the upkeep of the following areas in your development; common areas

- A. The PHA received a score of 49%
- B. Tenants are assigned dates to clean the hallways and common areas.
- C. Staff keeping maintenance schedules to keep common areas clean.

Survey Question #2: How satisfied are you with the upkeep of the following areas in your development; exterior of buildings?

- A. The PHA received a score of 59.5 %.
- B. PHA staff have rescheduled clean up of the front and rear of all buildings.
- C. Total Life Program students are assisting with the clean up of the exterior of the buildings.

- D. A Make A Difference Day Event was held with community partners to clean up Riverside Terrace Development.
- E. A Daily Maintenance Program for the grounds is ongoing.
- F. Residents have initiated Resident Clean-Up Days.

Survey Question #3: How satisfied are you with the upkeep of the following areas in your development; parking areas?

- A. The PHA received a score of 58.5%.
- B. PHA staff routinely cleans the parking lots and building exteriors.

Survey Question #4: How satisfied are you with the upkeep of the following areas in your development; recreation areas?

- A. The PHA received a score of 58.5%.
- B. Staff cleans these areas on an ongoing basis.
- C. Staff has been working with the Resident Councils and Youth Programs to develop an anti-litter campaign.
- D. New picnic benches have been constructed.

Survey Question #5: How often, if at all, are any of the following a problem in your development; abandoned cars?

- A. The PHA received a score of 77.5%.
- B. Paterson Police in contact with staff for removal of illegal cars.

Survey Question #6: How often, if at all, are any of the following a problem in your development; broken glass?

- A. The PHA received a score of 72.8%.
- C. Clean up is done on a regular basis and tenants are encouraged to assist keeping the site in order.

Survey Question #7: How often, if at all, are any of the following a problem in your development; graffiti?

- D. The PHA received a score of 73.4%.
- E. Staff is working to remove graffiti as soon as possible.
- F. The interior is washed and painted.
- G. The exterior is pressure washed and chemically treated to restore the building.
- H. During the PHA's Make A Difference Day Event, graffiti was removed from play areas.

Survey Question #8: How often, if at all, are any of the following a problem in your development; noise?

- A. The PHA received a score of 54.1%.
- B. Residents are encouraged to contact the Manager's Office and identify problem tenants. Local law enforcement officers are made aware of this problem, and speak with the resident.
- I. Continued noise offenders will be fined and if necessary, evicted.
- J. Signage posted-"No Loitering, No Trespassing".

Survey Question #9: How often, if at all, are any of the following a problem in your development; rodents and insects (indoors)?

- A. The PHA received a score of 61.4%.
- B. Extermination is scheduled and completed monthly, and residents are notified in advance.
- C. In special instances where there is an increase in rodents/and or insects, the exterminator is contacted immediately to treat the problem.
- D. Home inspection notices given for poor housekeeping; if not improved, termination notice is given.

Survey Question #10: How often, if at all, are any of the following a problem in your development; trash/litter?

- A. The PHA received a score of 57.9%.
- B. Exterior clean up includes removal of all trash and litter.
- C. Residents are encouraged not to litter.
- D. Special clean up events are held at the site and residents are involved.

Survey Question #11: How often, if at all, are any of the following a problem in your development; vacant units?

- A. The PHA received a score of 69.
- B. All vacant units have been identified, special security locks installed, cleaned out, and are in the process of being rehabilitated.
- K. A special vacant unit team has been established to expedite the turning over of a unit.

SAFETY

Survey Question #1: How safe do you feel; in your unit/home?

- A. The PHA received a score of 64.3%
- B. The Authority is well aware of the residents' safety concerns and has encouraged residents to form resident patrols.
- C. Two Community Relations Officers are assigned to the PHA full time from the Paterson Police Department. They rotate among all the sites, meet with the resident councils and residents, and provide direct services as well as referrals to the Narcotics Division.
- D. The PHA has been working with the Mayor's office to establish police precincts at the two family developments and scattered sites, to be manned 24 hours per day.
- E. Explore with the Resident Councils, using part of their 964 funds to pay stipends and training for resident patrols.
 - F. Initiating a meeting with City Council Statutory Committee to develop new police strategies as needed.
- G. Establish a close working relationship with Passaic County Police Task Force for criminal activity, drug, gangs, etc.

Survey Question #2: How safe do you feel in your building?

- A. The PHA received a score of 55.7%.
- B. The PHA has provided new security tv systems in each of the Senior Citizen Developments. The system allows for residents to monitor visitors prior to admitting them into the building.
- C. The Executive Director has ongoing meetings with the Mayor and Chief of Police and Passaic County Task Force to discuss security concerns at each development.
- D. Night Emergency staff are scheduled to check stairwells and landings in the senior developments.
- E. Prepare RFPs for the hiring of a private security firm for all senior developments and Alexander Hamilton Development.
- F. Provide an apartment at the Riverside Terrace Development for the police department to use as a satellite precinct.

Survey Question #3: How safe do you feel in your parking area?

- A. PHA received NS

Survey Question #4: Do you think any of the following contribute to crime in your development; bad lighting?

- A. The PHA received a score of 70.8%.
- B. The PHA's night crew performs exterior light checks for inoperable lights and replaces same, as necessary.
- C. Interior hallway lights are monitored by the building workers and managers on a daily basis.

Survey Question #5: Do you think any of following contribute to crime in your development; broken locks?

- A. The PHA received a score of 75 %.
- B. Lock replacement is ongoing and performed by the maintenance repair staff.
- C. The PHA is under contract with a locksmith company to supply security hardware and apartment entrance services for specialized repairs.
- D. Tenants are charged for intentional lock vandalism.

Survey Question #6, 7, 8: Do you think any of the following contribute to crime in your development; location of housing development, police do not respond, residents don't care.

- A. All received an N/A.

Survey Question #9: Do you think any of the following contribute to crime in your development; resident screening?

- A. The PHA received a score of 70.1%.
- B. The PHA performs criminal background and credit checks on every household member 18 years of age and older prior to lease up. Third party Dept. of Labor checks are being done to detect fraud.
- C. The PHA, in cooperation with the Paterson Police Department, requests random arrest reports on residents believed to be involved in criminal activity.

- D. Sending more cases to the Prosecutor for fraud, criminal activity, and unauthorized tenants.

Survey Question 10#: Do you think any of the following contribute to crime in your development; vacant units?

- A. The PHA received a score of 73.6%.
- B. The PHA has initiated an aggressive plan to identify vacant units and prioritize their repairs for quick lease up. A special clean out team has been established to address the vacant units.
- C. In an effort to expedite their occupancy, residents have been allowed to paint their own units.
- D. Special Vacant Unit Program—Aggressively leasing up units.



PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (2005)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	551,445
3	1408 Management Improvements	551,445
4	1410 Administration	275,723
5	1411 Audit	
6	1415 Liquidated Damages	91,600
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	673,853
10	1460 Dwelling Structures	533,160
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Non-Dwelling Structures	
13	1475 Non-Dwelling Equipment	80,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security	164,244
24	Amount of line 20 Related to Energy Conservation Measures	188,127

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA Wide	<u>Management Improvements</u> Boiler Preventive Maintenance 35% - Benefits Tenant Integrity Investigator 35% - Benefits Data Entry Clerk 35% - Benefits Asst. Purchasing Agent 35% - Benefits Site Security – PHA Wide Elevator Preventive Maintenance Computerization-Software** Tenant Services Staff & Commissioners Training Background Checks-Screening of Tenants & Applications NJ21-5 HOPE VI Revitalize Site	1408	30,000 10,500 25,000 8,750 20,000 10,074 20,000 7,000 164,244 20,000 115,000 105,000 10,000 5,877 <u>20,000</u> 551,445

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA Wide	<u>Operations</u> Office of Exec. Director – Salaries -Benefits Dept. of Planning & Grants – Salaries -Benefits Dept. of Administration – Salaries -Benefits Dept. of Leasing & Occupancy – Salaries -Benefits Dept. of Mgt.& Operations – Salaries -Benefits Legal Fees <u>Non Routine Expenditures</u> Replacement of Equipment Extraordinary Maintenance Vacant Unit Preparation Additional Extraordinary Maintenance & Contract Costs	1406	60,000 21,000 35,000 12,250 45,000 15,750 35,000 12,250 35,000 12,250 55,009 23,250 20,000 75,000 <u>94,686</u> 551,445

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	<u>Fees and Costs</u>	1430	
NJ21-1	Road & Parking Area Repaving		31,000
NJ21-3	Repair Parking Area (Bldg. 1-5)		2,000
	Stairway Door Replacement (Bldg. 15)		10,000
NJ21-6-1	Parking Lot Repaving		4,400
NJ21-6-2	Walkway Replacement		4,200
	Landscaping		9,000
	Refurbish Basement Rooms		2,200
NJ21-7	Modernize Entrance Lobby		2,000
NJ21-8	Drainage & Signage		1,000
	Balcony Repairs		1,000
	Radiator Controls		2,600
	Boiler & Miscellaneous Repairs		10,000
NJ21-9	Upgrade Laundry Room		1,200
	Upgrade Apartment Closet Doors		9,000
NJ21-10	A/C System & Vent-Lobby/ Manager's Office		1,000
NJ21-12	Replace Entrance Doors (III)		1,000

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
<u>NJ21-1</u> Riverside Terrace Development	Road and Parking Repaving and Retaining Walks	1450	423,094
<u>NJ21-3</u> Alexander Hamilton Development	Repair Parking Areas (1-5)	1450	25,772
	Stairway Door Replacement (1-5)	1460	131,789
<u>NJ21-6-1</u> Nathan Barnert Homes	Parking Lot Repairs	1450	58,037
<u>NJ21-6-2</u> Dr. Andrew McBride Homes	Walkway Replacement	1450	55,927
	Landscaping	1450	83,942
	Lobby and Stair Painting	1460	2,826
	Refurbish Basement Rooms	1460	29,347
<u>NJ21-7</u> Dr. Norman Cotton Homes	Lighting Back of Building	1450	14,148
	Modernize Entrance Lobby	1460	11,088
<u>NJ21-8</u> Rev. William Griffin Homes	Drainage & Signage	1450	12,933
	Balcony Repairs	1460	10,727
	Radiator Controls	1460	33,922
	Boiler & Miscellaneous Controls	1460	155,205
<u>NJ21-9</u> Joseph Masiello Homes	Upgrade Laundry Room	1460	15,809
	Upgrade Apartment Closet Doors	1460	105,369
<u>NJ21-10</u> Gordon Canfield Homes	A/C & Vent System-Lobby & Manager's Office	1460	13,167
	Laundry Appliance H.C. Units	1460	11,768
<u>NJ21-12</u> Sojourner Douglass III	Replacement of Entrance Doors	1460	12,123
PHA	Computerization	1475	80,000

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NJ21-1	9/30/07	9/30/08
NJ21-3	9/30/07	9/30/08
NJ21-6	9/30/06	9/30/07
NJ21-7	9/30/06	9/30/07
NJ21-8	9/30/06	9/30/07
NJ21-9	9/30/07	9/30/08
NJ21-10	9/30/06	9/30/07
NJ21-12	9/30/06	9/30/07
PHA Wide	9/30/06	9/30/08

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ21-1	Riverside Terrace Development	23	.08	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace sidewalks and repave Harris Place			410,492	FFY 2006
Boiler room and miscellaneous repairing			346,102	FFY 2006
“ “ “			121,405	FFY 2007
Landscaping			281,728	FFY 2007
Fencing & Control Gates			214,799	FFY 2008
Repaving or Converting to Lawn Areas between Bldgs. 8-12			106,031	FFY 2009
New Fencing (Plesinger Place)			78,834	FFY 2009
Total estimated cost over next 5 years			1,277,986	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ21-3	Alexander Hamilton Development	99	.21	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping (Low Rise areas)			133,657	FFY 2006
Painting Common Areas (High rise)			50,000	FFY 2006
Landscaping (Community Building areas)			90,733	FFY 2007
Common Area Flooring (High Rises)			114,768	FFY 2007
Replace Side Exits (High Rises)			35,046	FFY 2007
Upgrade Kitchen (Community Building)			27,285	FFY 2007
Playground Equipment			33,689	FFY 2008
Basement Doors & Enclosure			33,422	FFY 2008
Apartment Painting (Phase 1)			227,434	FFY 2008
Landscaping (High Rise areas)			189,200	FFY 2008
Renovate Lobbies (High Rise)			17,054	FFY 2009
Repaint Basement Steel Gates (High Rise)			7,568	FFY 2009
Total estimated cost over next 5 years			959,856	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ21-6-1	Nathan Barnert Homes	6	.06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Walkway Replacement		49,637	FFY 2006
Refurbish Basement Rooms/Stair Tread		18,177	FFY 2007
Repaint Community room		2,429	FFY 2007
Landscaping		87,372	FFY 2008
Boiler Room & Miscellaneous Repairs		153,624	FFY 2009
Total estimated cost over next 5 years		311,239	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ21-6-2	Dr. Andrew McBride Homes	1	.01	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Boiler Room & Miscellaneous Repairs			146,242	FFY 2006
Brick Repointing			240,000	FFY 2008
Total estimated cost over next 5 years			386,242	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ21-7	Dr. Norman Cotton Homes	1	.008	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Signage & Walkway Repairs			7,519	FY 2006
Boiler Room & Miscellaneous Repairs			215,866	FY 2007
Paint Corridors			29,326	FY 2009
Replace Stair Treads			34,956	FY 2009
New Patio Screens			50,685	FFY 2009
Total estimated cost over next 5 years			338,352	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ21-8	Rev. William Griffin Homes	4	.04	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Window Replacement (Phase I)			262,061	FFY 2007
Window Replacement (Phase II)			127,735	FFY 2008
Total estimated cost over next 5 years			389,796	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ21-9	Joseph Masiello Homes	7	.037	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade Community Room Kitchen			23,301	FFY 2006
Replace Doors & Paint Community Room			8,415	FFY 2007
Window Replacement (Phase I)			259,984	FFY 2009
Paint Common areas			92,284	FFY 2009
Total estimated cost over next 5 years			383,984	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ21-10	Gordon Canfield Plaza	2	.02	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Walkways & Paving			134,008	FFY 2009
Total estimated cost over next 5 years			134,008	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ12-12	Sojourner Douglass Homes	0	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping & Signage (SD III)		18,863	FFY 2006
Replace Kitchen Cabinets (SD III)		24,539	FFY 2008
Apartment painting (SD III)		22,043	FFY 2008
Landscaping (SD I, II & IV)		46,709	FFY 2009
Downspouts (SD IV)		795	FFY 2009
Window caulking (All)		9,240	FFY 2009
Stair Treads (SD IV)		3,703	FFY 2009
Repair floors (SD I)		51,063	FFY 2009
Repair ceilings (SD I)		85,430	FFY 2009
Laundry room appliances (All)		21,819	FFY 2009
Total estimated cost over next 5 years		284,204	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
-	PHA Wide	-	-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Computerization			100,000	FFY 2006
			100,000	FFY 2007
			100,000	FFY 2008
			100,000	FFY 2009
Total estimated cost over next 5 years			400,000	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA Wide	-	-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Boiler Preventive Maintenance			30,000	FY 2006 - 2009
35% - Benefits			10,500	
Tenant Integrity Investigator			25,000	
35% - Benefits			8,750	
Data Entry Clerk			20,000	
35% - Benefits			10,075	
Asst. Purchasing Agent			20,000	
35% - Benefits			7,000	
Site Security – PHA Wide			164,244	
Elevator Preventive Maintenance			20,000	
Computerization – Software			115,000	
Tenant Services			105,000	
Staff & Commissioner Training			10,000	
Background checks			10,000	
Screening of Tenants & Applicants			5,877	
NJ21-5 HOPE VI Revitalize Site			20,000	
Total estimated cost over next 5 years			551,445	

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Optional Public Housing Asset Management Table

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

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
NJ21-1	300 family	<i>See Attached Information</i>	-	-	-	-	-	-
NJ21-3	498 family	“	-	-	-	-	-	-
NJ21-6-1	96 senior	“	-	-	-	-	-	-
NJ21-6-2	96 senior	“	-	-	-	-	-	-
NJ21-7	112 senior	“	-	-	-	-	-	-
NJ21-8	100 senior	“	-	-	-	-	-	-
NJ21-9	188 senior	“	-	-	-	-	-	-
NJ21-10	100 senior	“	-	-	-	-	-	-
NJ21-12	20 family	“	-	-	-	-	-	-
NJ21-4-16	137 family	“	-	-	-	-	-	-

Attachment G(1): CAPITAL FUND PROGRAM TABLES START HERE

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 Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2002 CFP – P&E Report
<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: 9/30/04 <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	588,320	588,320	588,320	588,320
3	1408 Management Improvements	588,320	588,320	588,320	548,557.13
4	1410 Administration	294,160	294,160	294,160	294,160
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	141,111	103,878	103,878	87,106.98
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	219,000	608,709	607,706.34	394,509.57
10	1460 Dwelling Structures	1,070,691	649,715	637,414.84	403,491.37
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	40,000	108,500	108,500	101,000
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
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)	2,941,602	2,941,602	2,941,602	2,417,145.05

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 Paterson	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2002 CFP – P&E Report
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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 Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2002CFP P&E Report		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Riverside Terrace								
NJ21-1-a	Boiler Room Repairs	1430		4,900	0			
-b	Brick Repointing	1430		16,450	0			
-c	Laundry Room Renovation	1430		2,430	0			
-d	Upgrade Play Areas	1430		1,750	3,602	3,602	3,602	
-e	Bathroom Floors (HR)	1430		10,500	12,460	12,460	12,460	
-R3-1	Bldg. 19- 18 Alois Place	1430		0	10,230	10,230		
-R3-2	Energy Audit	1430		0	35,100	34,100	35,100	
Alexander Hamilton								
NJ21-3-f	Brick Repointing	1430		16,450	0			
-g	Landscaping	1430		3,150	0			
-h	Underground Sprinklers	1430		5,250	0			
-i	Boiler Room Repairs	1430		13,782	0			
-j	Roof Fans	1430		945	0			
Dr. Norman Cotton								
NJ21-7-k	Boiler Room Repairs	1430		1,050	0			

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

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Riverside Terrace								
Rev. William Griffin								
NJ21-8-1	Boiler Room Repairs	1430		2,814	0			
-m	Brick Repointing	1430		5,600	10,726	10,726	10,726	
Joseph Masiello								
NJ21-9-n	Boiler Room Repairs	1430		5,180	0			
-o	Additional Parking	1430		840	4,261	4,261	3,539.76	
-p	Development Planning	1430		50,000	27,499	27,499	21,679.22	
Riverside Terrace								
NJ21-1-aa	Boiler Room Repairs	1460		70,000	70,000	70,000	70,000	
-bb	Brick Repointing	1460		235,000	-	-	-	
-cc	Laundry Room Upgrade	1460		35,000	0	0	0	
-dd	Upgrade Play Areas	1450		25,000	103,585	103,584.50	103,584.50	
-ee	Bathroom Floors – HR	1460		150,000	147,960	147,960	147,960	
-R3-3	Repairs 19-18 Alois Place	1460		0	25,000	21,034.22	21,034.22	
-R3-4	Purchase of Locks	1460		0	20,640	20,640	20,640	
-R3-5	Utility Distribution	1450		0	322,360	322,360	209,808.20	
-R4-1	Emergency Water Line	1450		0	18,600	18,600	18,600	

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

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Riverside Terrace								
Alexander Hamilton Dev.								
NJ21-3-ff	Brick Repointing	1460		235,000	0			
-gg	Landscaping	1450		45,000	0			
-hh	Underground Sprinklers	1450		75,000	0			
-ii	Boiler Room Repairs	1460		185,000	85,000	85,000	81,728.20	
-jj	Roof Fans	1460		13,491	0			
	Vehicular Access Control							
-R3-6	System Enhancement	1450		0	15,325	15,325	11,357.47	
-R3-7	C.C.T.V. System	1460		0	0			
-R4-2	C.C.T.V. System	1475		0	25,000	25,000	25,000	
-R4-3	Repair Ballards	1450		0	3,886	3,886	3,886	
Nathan Barnert & Dr. Andrew McBride								
NJ21-6-R3-8	Window Upgrading	1460		0	7,630	7,455	7,455	
-R3-9	C.C.T.V. System	1460		0	0			
-R3-10	Sidewalk Replacement (CO)	1450		0	70	68.40	68.40	
-R4-4	Gate Repair Replacement	1450		0	7,395	7,395	7,395	
-R4-5	Vacuum & Sewage Pumps	1460		0	26,432	23,575	10,080	

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 Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2002CFP P&E Report		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Riverside Terrace								
-R4-6	C.C.T.V. System	1475		0	21,000	21,000	19,200	
Dr. Norman Cotton								
NJ21-7-kk	Boiler Room Repairs	1460		15,000	15,000	15,000	14,393.83	
-R2-2	Water Supply Upgrade	1460		0	199,900	199,900	0	
-R3-11	C.C.T.V. System	1460		0	0	0	0	
-R4-7	C.C.T.V. System	1475		0	7,500	7,500	5,600	
Rev. William Griffin								
NJ21-8-ll	Boiler Room Repairs	1460		40,200	25,396	20,093.62	20,093.62	
-mm	Brick Repointing	1460		80,000	863	863	863	
-R3-12	C.C.T.V. System	1460		0	7,500	7,500	6,600	
-R5-1	Boiler Equipment	1460		0	15,750	15,750		
Joseph Masiello								
NJ21-9-nn	Repaving/Stripping & Additional Parking	1450		74,000	137,488	136,487.44	39,810	
-oo	Boiler Room Repairs	1460		12,000	2,644	2,644	2,644	
-pp	Computerization	1475		40,000	40,000	40,000	40,000	

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

PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2002CFP P&E Report		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Riverside Terrace								
-R3-13	C.C.T.V. System	1460		0	0			
-R4-8	C.C.T.V. System	1475		0	7,500	7,500	5,600	
Gordon Canfield Plaza								
-R3-14	C.C.T.V. System	1460		0	0			
21-10-R4-9	C.C.T.V. System	1475		0	7,500	7,500	5,600	
PHA Wide –a	Management Improvements	1408		588,320	588,320			
	Boiler Preventive	1408		37,377	37,377	37,377	37,377	
	Maintenance – 35% Benefits			13,082	13,082	13,082	13,082	
PHA Wide –b	Tenant Integrity	1408		26,633	26,633	26,633	26,633	
	Investigator – 35% Benefits			9,322	9,322	9,322	9,322	
PHA Wide –c	Security Salaries	1408		104,324	104,324	104,324	104,324	
	35% Benefits			36,513	36,513	36,513	36,513	
PHA Wide –d	Data Entry Clerk	1408		19,458	19,458	19,458	19,458	
	35% Benefits			6,810	6,810	6,810	6,810	
PHA Wide –e	Asst. Purchasing Agent	1408		35,152	35,152	35,152	35,152	
	35% Benefits			12,303	12,303	12,303	12,303	
PHA Wide –f	Elevator Preventive Maintenance	1408		40,147	40,147	40,147	40,147	
PHA Wide –g	Computerization Software	1408		97,999	85,667.77	85,667.77	74,504.80	

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 Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2002CFP P&E Report			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Riverside Terrace								
PHA Wide -h	Tenant Services	1408		130,000	130,000	130,000	101,400	
PHA Wide -i	Staff & Commissioner Training	1408		10,000	10,000	10,000	10,000	
PHA Wide -j	Background Checks: Screening of Tenants & Applicants	1408		9,200	0	0	0	
PHA Wide -k	Administration	1410		294,160	294,160	294,160	294,160	
PHA Wide -l	Operations	1406		588,320	588,320	588,320	588,320	

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

Attachment G(2): CAPITAL FUND PROGRAM TABLES START HERE

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 Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2003
<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: 9/30/04 <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	456,759	456,759	456,759	389,445
3	1408 Management Improvements	456,759	456,759	456,759	249,767.39
4	1410 Administration	228,379	228,379	228,379	228,379
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	79,933	46,289	44,539	23,100
8	1440 Site Acquisition				
9	1450 Site Improvement	544,846	810,640	810,640	
10	1460 Dwelling Structures	442,119	336,064	10,000	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	25,000	0		
13	1475 Nondwelling Equipment	50,000	50,000	50,000	48,451.21
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				

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 Paterson	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,283,795	2,384,890	2,057,076	939,142.60
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	105,300	105,300	105,300	105,300
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: Paterson Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ21-1 Riverside Terrace								
a	Underground Utility Upgrade Phase 1	1430		38,139	23,100	23,100	23,100	
b	Apartment Painting	1430		14,700	13,825	13,825		
c	Common Area Painting	1430		2,450	0			
d	Apartment Door Replacement	1430		12,880	0			
NJ21-3 Alexander Hamilton								
e	Replacement of Community Building Heating Unit	1430		1,750	1,750			
NJ21-9 Joseph Masiello								
f	Management Office Upgrade	1430		2,400	0			
PHA Wide g	Needs Assessment	1430		7,614	7,614	7,614		
NJ21-1 Riverside Terrace								
aa	Underground Utility Upgrade-Phase 1	1450		544,846	810,640	810,640		

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

PHA Name: Paterson Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ21-1 Riverside Terrace								
bb	Apartment Painting	1460		160,000	53,945			
cc	Common Area Painting	1460		35,000	35,000			
dd	Apartment Door Replacement	1460		184,119	184,119			
ee	Replacement: Ranges & Refrigerators	1460		53,000	53,000			
NJ21-3 Alexander Hamilton								
ff	Replacement of Community Building Heating Unit	1470	1	25,000	0			
NJ21-9 Joseph Masiello								
gg	Management Office Upgrading	1460	1	10,000	10,000	10,000		
PHA Wide hh	Computerization	1475		50,000	50,000	50,000	48,451.21	
PHA Wide	Management Improvements	1408		456,759				
A	Boiler Preventive	1408		49,322	49,322	49,322	49,322	
	Salaries/Benefits			17,263	17,263	17,263	17,263	

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

PHA Name: Paterson Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 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
NJ21-1 Riverside Terrace				Original	Revised	Funds Obligated	Funds Expended	
B	Tenant Integrity Interviewer	1408		10,324	10,324	10,324	10,324	
	Salaries/Benefits			3,613	3,613	3,613	3,613	
C	Data Entry clerk	1408		14,468	14,468	14,468	14,468	
	Salaries/Benefits			5,064	5,064	5,064	5,064	
D	Asst. Purchasing Agent	1408		16,226	16,226	16,226	16,226	
	Salaries/Benefits			5,679	5,679	5,679	5,678.43	
E	Site Security	1408		105,300	105,300	105,300	105,300	
F	Elevator Preventive Maintenance	1408		31,200	31,200	31,200	22,508.87	
G	Computerization Software	1408		78,000	78,000	78,000		
H	Tenant Services	1408		101,400	101,400	101,400		
I	Staff & Commissioner Training	1408		15,000	15,000	15,000		
J	Screening/Applicants	1408		3,900	3,900	3,900		
K	Administration	1410		228,279	228,279	228,279	228,279	
L	Operations	1406		456,759	456,759	456,759	389,445	

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

PHA Name: Paterson Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: FFY 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NJ21-1	9/05			9/06				
NJ21-3	9/05			9/06				
NJ21-9	9/04			9/05				

Attachment G(2-a) CAPITAL FUND PROGRAM TABLES START HERE

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 Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2003 Supplemental
<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: 9/04 <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	141,359	141,359	100,000	
3	1408 Management Improvements	141,359	141,359	141,359	75,000
4	1410 Administration	70,679	70,679	70,679	32,800.84
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,676	39,581	39,581	4,409.40
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	312,722	212,722		
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				

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 Paterson	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 2003 Supplemental
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/04 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)	706,795	605,700	351,619	112,210.24
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 G(3): CAPITAL FUND PROGRAM TABLES

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 Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39P0215014			Federal FY of Grant: FY 2004
<input checked="" 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: 9/30/04 <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	551,445		275,250	
3	1408 Management Improvements	551,445		456,759	
4	1410 Administration	275,723		157,701	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	66,750			
8	1440 Site Acquisition				
9	1450 Site Improvement	197,308			
10	1460 Dwelling Structures	929,555			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	25,000			
13	1475 Nondwelling Equipment	160,000			
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				

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 Paterson	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39P0215014	Federal FY of Grant: FY 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,757,226		889,718	
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	175,000		175,000	
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 Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39P0215014			Federal FY of Grant: FY 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ21-1 Riverside Terrace Dev. (a)	Underground Utility	1430		14,000				
(b)	Fire Escapes	1430		7,000				
©	Apartment Doors Phase II)	1430		15,750				
NJ21-3 Alexander Hamilton Dev. (d)	Brick Repointing	1430		16,500				
(e)	Common Area Painting	1430		3,500				
(f)	Landscaping	1430		3,000				
(g)	Site Lighting	1430		7,000				
NJ21-1 Riverside Terrace Dev. (a)	Underground Utility	1460		190,000				
(b)	Apartment Painting	1460		106,055				
©	Fire Escapes	1460		100,000				
(d)	Mold Abatement	1460		5,000				
(e)	Apartment Doors (Phase II)	1460		225,000				
(f)	Tree Trimming	1450		40,000				

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

PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39P0215014			Federal FY of Grant: FY 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ21-3 Alexander Hamilton Dev . (g)	Brick Repointing	1460		235,000				
(h)	Repair/Replace Roof fans	1460		13,500				
(i)	Common Area Painting	1460		50,000				
(j)	Mold Abatement	1460		5,000				
(k)	Landscaping	1450		45,000				
(l)	Site Lighting	1450		100,000				
(m)	Tree Trimming	1450		12,308				
(n)	Heating-Community Room	1470		25,000				
PHA Wide (o)	Computers	1475		125,000				
(p)	MOD Automobile	1475		30,000				
(q)	Mold Abatement Equipment	1475		5,000				
PHA Wide A	Boilers-Preventive Maintenance Salaries			64,886		64,886		
	Fringe Benefits			15,513		15,513		
B	Tenant Integrity Investigator – Salary			24,426		24,426		
	Fringe Benefits			8,899		8,899		
C	Data Entry Clerk-Salary			23,926		23,926		
	Fringe Benefits			8,374		8,374		

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 Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39P0215014				Federal FY of Grant: FY 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
D	Asst. Purchasing Agent-Salary			28,784		28,784		
	Fringe Benefits			10,074		10,074		
E	Site Security			175,000		175,000		
F	Elevator Preventive Maintenance			20,000		10,000		
G	Computerization Software			49,686		28,377		
H	Tenant Services			105,000		52,500		
I	Staff & Commissioner Training			10,000		5,000		
J	Background Checks-Screening of Tenants/Applicants			5,877				
	Management Improvements	1408		551,445		456,759		
	Operations	1406		551,445		275,250		
	Administration	1410		275,723		157,701		

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

PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: NJ39P0215014					Federal FY of Grant: FY 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NJ21-1 Riverside Terrace Development	9/30/06			9/30/07				
NJ21-3 Alexander Hamilton Development	9/30/06			9/30/07				