

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

The Housing Authority of the Borough of Carteret (NJ-047)
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**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the Borough of Carteret

PHA Number: NJ 047

PHA Fiscal Year Beginning: 01/2005

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 93
 - Improve voucher management: (SEMAP score) 96
 - 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: Utilize leveraged funds gained from participation in NJ PHA Capital Fund Leveraging Pool. It is estimated that \$1,740,000.00 will be obtained. Estimated debt service payments of \$142,624.00 annually will be made from Capital Fund Program allocations each year for 20 years beginning in 2004.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

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

- 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: (list below)

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

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

Other PHA Goals and Objectives: (list below)

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration Attch. nj047a01
- FY 2000 Capital Fund Program Annual Statement Attch nj047b01
- 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 Attch nj047c01
- 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

- Pet Policy Attch nj047d01
- Implementation of Public Housing Comm. Serv. Req. Attch nj047e01
- Resident membership on PHA Board of Commissioners Attch nj047f01
- Membership on Resident Advisory Board Attch nj047g01
- PHA Progress on meeting five year goals Attch nj047h01
- Voluntary Conversion Assessment Attch nj047i01
- Capital Fund Program P & E Reports and Tables Attch nj047j01
- Utilization of Capital Leveraging Proceeds Attch nj047k01

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:	5 Year and Annual Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	
X	Community Service Requirements included in A&O Policy	

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	547	5	3	4	5	5	N/A
Income >30% but <=50% of AMI	290	5	3	4	5	3	N/A
Income >50% but <80% of AMI	234	4	3	3	4	4	N/A
Elderly	377	4	3	3	4	2	N/A
Families with Disabilities	N/A	4	5	4	5	4	N/A
Race/Eth- Black	279	4	4	4	4	4	N/A
Race/Et- Hispanic	4	4	4	4	4	4	N/A
Race/Eth-White	1188	3	4	4	4	4	N/A
Race/Eth- Other	39	4	4	4	4	4	N/A

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: 1997
- 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 checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	169		35 - 40
Extremely low income <=30% AMI	140	83	
Very low income (>30% but <=50% AMI)	25	15	
Low income (>50% but <80% AMI)	4	2	
Families with children	119	70	
Elderly families	7	4	
Families with Disabilities	58	34	
Race/eth-Black	51	30	
Race/eth-Hispanic	94	56	
Race/eth-White	23	14	
Race/eth- Other	1	1	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 37			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	173		45 - 50
Extremely low income <=30% AMI	157	91	
Very low income (>30% but <=50% AMI)	14	8	
Low income (>50% but <80% AMI)	2	<1	
Families with children	121	70	
Elderly families	22	13	
Families with	17	10	

Housing Needs of Families on the Waiting List			
Disabilities			
Race/ethnicity (White)	20	12	
Race/ethnicity (Hispanic)	110	64	
Race/ethnicity (Afr-Amer)	42	24	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	86	49	
2 BR	80	48	
3 BR	48	27	
4 BR	13	7	
5 BR	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)? 25			
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			

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:

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	990,000	
b) Public Housing Capital Fund	360,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,800,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	20,000	Pub Hsg Safety/Sec
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Cap Fund FY 2003	200,000	Pub Hsg Cap Imprv.
Cap Fund FY 2004	360,000	Pub Hsg Cap Imprv.
3. Public Housing Dwelling Rental Income	925,000	Pub Hsg Operation
4. Other income (list below)		
Excess Utility Charges	50,000	Pub Hsg Operation
Tenant Charges	5,000	Pub Hsg Operation
Interest Income	20,000	Pub Hsg Operation
4. Non-federal sources (list below)		
Leveraged Cap Funding from Bonds	1,740,000	Pub Hsg Cap Imprv.
Total resources	9,470,000	

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: **Credit History**

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)

**Elderly
Disabled**

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.

X Date and Time (if points are equal)

Former Federal preferences:

- 6** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 9** Victims of domestic violence
- 8** Substandard housing
- 7** Homelessness

Other preferences (select all that apply)

- 4** Working families and those unable to work because of age or disability
- X 3** Veterans and veterans’ families
- 1** Residents who live and/or work in the jurisdiction
- 5** Those enrolled currently in educational, training, or upward mobility programs
- 9** Households that contribute to meeting income goals (broad range of incomes)
- 9** Households that contribute to meeting income requirements (targeting)
- 5** Those previously enrolled in educational, training, or upward mobility programs
- 9** Victims of reprisals or hate crimes
- Other preference(s)
- 3** **Elderly**
- 2** **Disabled**

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 **Resident Guide**

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:
Edward J. Dolan Homes
Sam Sica Homes
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
Sam Sica Homes
Edward J. Dolan Homes
- 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:
Edward J. Dolan Homes

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

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

- Criminal or drug-related activity
 Other : Former residence information

(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: Up to four 30 day extensions after initial 60 day period if applicant demonstrates a lack of units available or disability or hardship factors.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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.

X Date and Time

Former Federal preferences

- 6 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 9 Victims of domestic violence
- 8 Substandard housing
- 7 Homelessness

Other preferences (select all that apply)

- 4 Working families and those unable to work because of age or disability
- X 3 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 9 Households that contribute to meeting income goals (broad range of incomes)
- 9 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 9 Victims of reprisals or hate crimes
- Other preference(s):
 - 2 **Disabled**
 - 3 **Elderly**

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:
Advertisements

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:

The PHA uses the procedures set forth in QHWRA as indicated in the Admissions and Continued Occupancy Policy.

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

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

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

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

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

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
As stated in QHWRA.

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		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

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) NJ 047b01

-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 NJ047c01

-or-

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

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 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	
1a.	Development name:
1b.	Development (project) number:
2.	What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4.	Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

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

- 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 entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

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

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)

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

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:

Residents expressed concern over the condition of sidewalks and paved areas. They concurred with the PHA's plan to utilize leveraged funds to address these areas.

Comment was given to floor tiles, storm door elimination, appearance of entrances, furnaces, water pressure and roof gutters. In some locations flower gardens are preferable to shrubbery.

Stove replacement must continue.

PHA should address landscaping and fencing at Sam Sica Homes.

PHA should increase activity level for senior citizens and consider hiring a coordinator.

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)

The PHA has taken the suggestions under advisement and will implement them as available funds permit.

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: In accordance with NJ State law, a commissioner was appointed by the local governing body. That Commissioner is a resident of Public Housing.

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 (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Middlesex County, NJ.

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

 - Other: (list below)

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

C. Other Information Required by HUD

Definition of “Significant Amendment / Modification”

A significant amendment or modification in the Annual PHA Plan is any change with regard to demolition, disposition designation or homeownership or conversion activities.

A substantial deviation in the Five-year Plan is any change in the mission statement or any change in goals or objectives.

Attachments

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Dolan Homes	76	Families with atypical incomes	Skipping
Sica Homes	36	Families with atypical incomes	Skipping

Attachment nj047a Deconcentration Policy for Required Developments

Attachment nj047b
 Capital Fund Program Annual Statement
 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 NJ39P04750105 FFY of Grant Approval: (MM/2005)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	5,000.00
4	1410 Administration	50,334.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	30,354.00
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	261,350.00
11	1465.1 Dwelling Equipment-Nonexpendable	3,679.00
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	10,000.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development 1501 Collateralization or Debt Service	142,624.00
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	503,341.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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	Management Improvements	1408	5,000.00
PHA-Wide	Administration	1410	50,334.00
	Fees and Costs	1430	30,354.00
PHA-Wide	Modernization Coordinator	1430	9,810.00
PHA-Wide	A/E Fees	1430	20,544.00
	Dwelling Structures	1460	261,350.00
NJ47-2	Bathrooms	1460	200,000.00
NJ47-3	Kitchens (Phase 1)	1460	40,450.00
NJ47-4	Community Building (HVAC/Windows)	1460	20,900.00
PHA-Wide	Dwelling Equipment Non Expendable	1465	3,679.00
PHA-Wide	Non-Dwelling Equipment	1475	10,000.00
PHA-Wide	Debt Service	1501	142,624.00

**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)
PHA-Wide	9/30/07	9/30/09

Attachment nj047c
Capital Fund Program Five-Year Action Plan

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	
NJ 47-1	Edward J. Dolan Homes	0		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
DWELLING STRUCTURES				
Louvers remove plywood-install new, size 1'-6"x2'-8" with st. stl. insect screen 170 @ \$100			\$17,000	
Foundation painting 3680 sf. 1 coat primer and 2 coats elastomeric x \$2.00/sf.			\$7,400	
Windows (manufactured by Royal \$77,829.62 + install with trim \$38,000 by G.C.)			\$115,900	
SITE IMPROVEMENTS				
Concrete and Bitumen			\$600,000	
1) Remove and replace portions of concrete sidewalk 25,000 sf.				
2) Remove and replace portions of concrete curb 1500 sf.				
3) Overlay 2" of black top at parking lots 25,000 sf.				
4) Construct one new parking lot 4,000 sf.				
5) Overlay basketball courts with 2" of black top completely 6,500 sf.				
6) Restore the area				
7) Remove all stairs and replace with new precast with railing 84 units				
Landscape/fencing			\$50,000	
Total estimated cost over next 5 years			790,000	

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	
NJ 47-2	Joseph Hermann Gardens	0		
Description of Needed Physical Improvements or Management			Estimated	Planned Start Date

Improvements	Cost	(HA Fiscal Year)
DWELLING STRUCTURES		
Windows(manufactured by Royal \$47,771.58 + install with trim \$28,000 by G.C.)	\$75,800	
1'-9" x 4'-6" = qty. (42) Dbl 6'-0" x 5'-6" = qty. (7) Dbl 6'-0" x 4'-6" = qty. (27) Dbl 6'-7" x 4'-6" = qty. (34) 3'-3" x 4'-6" = qty. (46) Dbl 6'-4" x 4'-7" = qty (12)		
Front and rear doors qty. 84 x \$750 (\$63,000 total - Phase I \$23,612)	\$63,000	
Replace Vinyl Siding – qty. 6183 sf. 100 sf. x \$200/square	\$12,400	
<u>Community Room</u>		
Boiler room 483 sf. wd. framing with insul, fittings with access panel and frame walls with insul. & GWB		
6,762 cu. ft. demo of boilers for dumpster approx.	\$14,500	
	\$2,700	
<u>Site Improvements</u>		
<u>Joseph Hermann Gardens 47-2</u>		
Concrete and Bitumen \$120,000		
1) Remove and replace portions of concrete sidewalk 2,500 sf.		
2) Remove and replace portions of concrete curb as needed 150 lf.		
3) Overlay 2" of black top for parking lots and driveway 30,000 sf.	\$120,000	
4) Restore all disturbed areas		
Landscaping		
	\$33,875	
Total estimated cost over next 5 years	322,000	

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	
NJ 47-3	Victoria Copeland Homes	0		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling Structures				
Front doors with sidelights qty. (10) with (2) 1-0 x 6-8 Note: these vision panels should be blocked up and the area sided. Cost \$1,000 ea. =			\$10,000	
Rear doors with storms qty. (18) (Steel door, frame and hardware \$450 mat'l, \$225 labor + storm \$150, \$100 labor)			\$16,650	
Vinyl siding replacement = qty. 22,500 sf. 100 sf. @ \$200/sq. replace			\$45,000	
Site Improvements				
<i>Concrete and Bitumen</i>				
1) Remove and replace portion of sidewalk as needed 6,500 sf.			\$60,000	
2) Remove and replace portion of concrete curb as needed 100 lf.				
3) Restore all disturbed areas				
<i>Landscaping</i>				
			\$30,000	
Total estimated cost over next 5 years			161,650	

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
NJ 47-4	Jeanette Smith Village	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Planned Start Date (HA Fiscal Year)			
Dwelling Structures			
Replace 25 steel doors with frame and hardware and installation x \$750 \$18,800			\$18,800
25 storm doors x \$250 \$6,250			\$6,250
Windows (manufactured by Royal \$53,552.50 + install with trim \$38,000 by G.C.) \$91,600			\$91,600
2'-8" x 3'-2" = qty. (52) 2'-0" x 3'-2" = qty. (50) 2'-8" x 5'-2" = qty. (35)			
3'-0" x 4'-2" = qty. (57) Dbl 5'-4" x 4'-2" = qty. (19) Dbl 4'-8" x 4'-2" = qty. (31)			
SITE IMPROVEMENTS			
Concrete and Bitumen			
1) Remove and replace portions of concrete sidewalk 2,500 sf.			
2) Remove and replace portions of concrete curb 150 lf.			
3) Remove and replace 2 concrete ramps completely, reinstall railing 2 units			
4) Remove a small concrete ramp, install 4' of railing on exist. conc. porch 1 unit			
5) Install 2" of blacktop overlay at clothes drying area 1,300 sf.			
6) Overlay parking lot with 2" black top 1500 sf.			
7) Restore all areas			
Landscaping			\$35,000
Total estimated cost over next 5 years			226,650

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	
NJ 47-5	Sam Sica	0		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
DWELLING STRUCTURES				
Rear doors qty. (72) x \$750 \$54,000			\$54,000	
Storm doors qty. (72) x \$250 \$18,000			\$18,000	
Mechanical room doors qty. (36) X \$750 \$27,000			\$27,000	
SITE IMPROVEMENTS				
Concrete and Bitumen \$60,000				
1)	Remove and replace portions of sidewalk as needed 6,000 sf.		\$60,000	
2)	Remove and replace portions of concrete curb as needed 150 lf.			
3)	Restore all disturbed areas			
Total estimated cost over next 5 years			159,000	

Attachment nj047d

Pet Policy

Residents of the Carteret Housing Authority are permitted to own common pets subject to the prior approval of the Authority. The policy sets forth reasonable requirements including: size and type pet; standards for pet care; cleanliness standards; number of pets. The policy includes provision for a pet deposit and conditions under which the PHA will require removal from the property.

Attachment nj047e Public Housing Community Service Requirements

The CHA has implemented a community service program for individual residents who are not exempt from the requirements. CHA operates under the following guidelines:

Non-exempt residents are identified and advised in writing of their community service responsibilities.

CHA provides and maintains a list of opportunities for community service and economic self-sufficiency achievement.

Verification of compliance is verified at re-examination. Non-compliant residents are required to enter into an agreement to make up all missed time in the next twelve month period.

The policy operates in conformance with 24CFR 960.600.

Attachment nj047f
Membership of Resident on the PHA Governing Board

Ms. Iris Colon is a resident and a Commissioner appointed by the Mayor of Carteret

Attachment nj047g
Membership on the Resident Advisory Board

The members of the Resident Advisory Board are:

John Hampton

Diane Higdon

Raquel Vega

Conrad Meyer

Carmen Rivera

Elizabeth Derczo

Tosha Rice

Jose Torres

Kim Knight

Sandra Applewhite

Rita Valls

Claudia Sykes

Ester Martinez

Attachment nj047h Progress Report

Carteret Housing Authority remains a high performing Authority. The SEMAP score for the CHA has improved to 96.

The Authority's efforts to improve its financial condition have been successful, and we are maintaining a healthy cash reserve.

Our ambitious capital improvement program has continued and we are on course to meeting all goals and objectives in our prior and new five year plans. More progress will be achieved when we finally receive approval for participation in the NJ PHA Capital Fund Leveraging program which is currently pending. We hope to realize funds from the bond issue by late 2004.

Crime remains an area of concern with CHA. The loss of PHDEP has hampered our ability to strenuously address the drug crime problem. Our proximity to major drug centers in this High Intensity Drug Trafficking Area and to one of the principal drug corridors in the Northeast makes us very vulnerable to drug related crime. CHA has a good and productive relationship with the local police agencies but without more funding for regular police patrols and other countering programs we can at best hold our own.

Our efforts in Family Self-Sufficiency have been successful in providing employment and training opportunity for program participants. The CHA continues to provide supportive services to promote employability for those able to enter the work force and additional services to increase independence for the elderly and disabled. The CHA continues to coordinate services through the Senior Services and Social Program Committee. Programs are in place with local hospitals, the Visiting Nurses Association and the Middlesex County Health Department.

CHA continues its efforts to maximize access to assisted housing and to provide a suitable living environment for families without regard to race, color, religion, national origin, sex, familial status or disability.

We continue to provide counseling and assistance to voucher holders encouraging mobility. Outreach to Landlords throughout the jurisdiction continues in an effort to obtain the broadest possible housing choice for program participants.

Attachment nj047i
Voluntary Conversion Assessments

Component 10 (B) Voluntary Conversion assessments

- a. Number of Developments subject to required assessment?
- b. Number of developments not subject to Required Initial Assessment based on Exemption.

Three: NJ47-2; NJ47-3; NJ47-4

- c. Number of assessments conducted:

Two: NJ47-1; NJ47-5

- d. Number of developments appropriate for Conversion

None

Attachment - NJ047j

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 1: Summary					
PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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: 06/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	20,000.00	0		
	Management Improvements Hard Costs	52,832.00	52,832.00	52,832.00	52,832.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,979.00	64,916.59	64,916.59	64,916.59
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	394,433.00	373,322.73	373,322.73	333,188.70
11	1465.1 Dwelling Equipment—Nonexpendable	0	9,990.00	9,990.00	9,990.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000.00	28,173.68	28,173.68	28,173.68
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
--------------------------------------	---	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-20)	528,235.00	528,235.00	528,235.00	489,100.97
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Status of Work
				Original	Revised			
	Management Imprv	1408		20,000.00	0			
	Administration	1410		52,832.00	52,832.00	52,832.00	52,832.00	
	Fees and Costs	1430		40,979.00	64,916.59	64,916.59	64,916.59	
	Modernization Coord	1430	LS	9,424.00	9,631.25	9,631.25	9,631.25	
NJ 47-2	A/E Fees, Heating	1430	LS	31,555.00	25,077.83	25,077.83	25,077.83	
NJ47-5	Bathrooms	1430	LS	0	3,889.50	3,889.50	3,889.50	
PHA Wide	Needs Assessment	1430	LS	0	4,291.75	4,291.75	4,291.75	
PHA Wide	Attorney Fees, Litigation	1430	LS	0	14,781.21	14,781.21	14,781.21	
PHA Wide	A/E Fees, Litigation	1430	LS	0	5,112.05	5,112.05	5,112.05	
NJ47-5	A/E Fees, Ceilings	1430	LS	0	2,125.00	2,125.00	2,125.00	
	Dwelling Structures	1460		394,433.00	373,322.73	373,322.73	333,188.70	
NJ47-1	Windows Phase 1	1460	LS	394,433.00	0	0	0	
NJ 47-5	Bathrooms, Electric Panels	1460	LS	0	57,604.69	57,604.69	57,604.69	
PHA Wide	Misc. Construction Supplies	1460	LS	0	51,636.91	51,636.91	51,636.91	
NJ 47-2	Heating & Hot water Renovation	1460	LS	0	256,681.13	256,681.13	219,547.10	
PHA Wide	Apartment Painting	1460	LS	0	7,200.00	7,200.00	7,200.00	
PHA Wide	Dwelling Equipment	1465		0	9,990.00	9,990.00	9,990.00	
PHA Wide	Non-Dwelling Equipment	1475		20,000	28,173.68	28,173.68	28,173.68	

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work		
					Original	Revised	Obligated	Expended	

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	15,000.00	0		
	Management Improvements Hard Costs				
4	1410 Administration	41,011.00		41,011.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,615.00		16,910.00	700.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	323,484.00		336,907.47	137,553.40
11	1465.1 Dwelling Equipment—Nonexpendable	0	9,990.00	9,990.00	9,990.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	15,000.00	0	28,173.68	28,173.68
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-20)	410,110.00		394,828.47	138,253.40
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Status of Work
					Original	Revised			
	Management Imprv		1408		15,000.00	0			
	Administration		1410		41,011.00	41,011.00	41,011.00		
	Fees and Costs		1430		15,615.00	16,910.00	16,910.00	700.00	
	Modernization Coord		1430	LS	9,615.00	9,810.00	9,810.00	0	
NJ 47-2	A/E Fees, Heating Add 1		1430	LS	6,000.00	6,800.00	6,800.00	400.00	
NJ47-2	Gasline Right of Way Survey		1430	LS	0	300.00	300.00	300.00	
	Dwelling Structures		1460		323,484		337,733.56	137,553.40	
NJ 47-2	Heating and Hot water		1460	LS	112,496.18		151,876.67	89,342.00	
NJ 47-2	Heating Buildings F & I		1460	LS	156,000.00		156,000.00	8,460.00	
NJ 47-2	Upgrade Electric		1460	LS	54,987.82	0	0	0	
PHA Wide	Misc. Supplies Ranges & Refrigerators		1460	LS	0		41,205.40	39,751.40	
PHA Wide	Non-Dwelling Equipment		1475		15,000	0			

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost				Status of Work
					Original	Revised	Obligated	Expended	

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750203 (suppl 1) Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	8,662.00	8,662.00	8,662.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,400.00	7,400.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	0	26,241.78	26,241.78	26,241.78
10	1460 Dwelling Structures	66,557.00	40,315.22		
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00	4,000.00		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-20)	86,619.00	86,619.00	34,903.78	26,241.78
	Amount of line XX Related to LBP Activities				

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750203 (suppl 1) Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750203(suppl 1) Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Status of Work
					Original	Revised			
PHA-Wide	Administration		1410		8,662.00	8,662.00	8,662.00		
PHA-Wide	Fees and Costs		1430		7,400.00	7,400.00			
	A/E Fees		1430		7,400.00	7,400.00			
NJ 47-2	Site Improvements		1450		0	26,241.78	26,241.78	26,241.78	
NJ47-2	New Gas line for heating		1450		0	26,241.78	26,241.78	26,241.78	
	Dwelling Structures		1460		66,557.00	40,315.22			
NJ 47-3	Upgrade Electric		1460		66,557.00	40,315.22			
PHA-Wide	Dwelling Equipment		1465.1		4,000.00	4,000.00			

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	5,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	50,334.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,354.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	261,350.00			
11	1465.1 Dwelling Equipment—Nonexpendable	3,679.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 2-20)	503,341.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service	142,624.00			

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Status of Work
					Original	Revised			
	Management Improvements		1408		5,000.00				
PHA-Wide	Administration		1410		50,334.00				
PHA-Wide	Fees and Costs		1430		31,704.00				
	Modernization Coordinator		1430	LS	9,810.00				
	A/E Fees		1430	LS	21,894.00				
PHA Wide	Dwelling Structures		1460		265,000.00				
PHA-Wide	Dwelling Equipment		1465.1		3,679.00				
PHA-Wide	Non-Dwelling Equipment		1475		5,000.00				
PHA-Wide	Debt Service		1501		142,624.00				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name : Housing Authority of the Borough of Carteret		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: PHA FY:2006	Work Statement for Year 3 FFY Grant: PHA FY:2007	Work Statement for Year 4 FFY Grant: PHA FY:2008	Work Statement for Year 5 FFY Grant: PHA FY:2009
	Annual Statement				
PHA-Wide		248,341.00	248,341.00	248,341.00	248,341.00
NJ47-1		41,437.00	90,563.00	-	-
NJ47-2		139,550.00	-	-	-
NJ47-3		41,437.00	-	200,000.00	41,563.00
NJ47-4		-	164,437.00	37,000.00	200,000.00
NJ47-5		-	-	18,000.00	13,437.00
Total CFP Funds (Est.)		503,341.00	503,341.00	503,341.00	503,341.00
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year :2 FFY Grant: PHA FY:2006			Activities for Year:3 FFY Grant: PHA FY:2007		
	Development Number	Major Work Categories	Estimated Costs	Development Number	Major Work Categories	Estimated Costs
	PHA-Wide	Management Improv.	10,000.00	PHA-Wide	Management Improv.	10,000.00
	PHA-Wide	Non-Dwelling Equip.	10,000.00	PHA-Wide	Non-Dwelling Equip.	10,000.00
	PHA-Wide	Dwelling Equipment	5,000.00	PHA-Wide	Dwelling Equipment	5,000.00
	PHA-Wide	Administration	50,334.00	PHA-Wide	Administration	50,334.00
	PHA-Wide	Debt Service	142,624.00	PHA-Wide	Debt Service	142,624.00
	PHA-Wide	Fees and Costs	20,573.00	PHA-Wide	Fees and Costs	20,573.00
		Site Improvements	13,625.00		Dwelling Structures	255,000.00
	NJ47-2/Main Office	Landscaping/Fencing	13,625.00	NJ47-1	Doors w/storms (Ph II)	90,563.00
				NJ47-4	Kitchens (Phase I)	164,437.00
		Dwelling Structures	241,375.00			
	NJ47-3	Kitchens (Phase II)	139,550.00			
	NJ47-2	Doors w/storm (Ph II)	60,388.00			
	NJ47-1	Doors w/storms (Ph I)	41,437.00			
Total:			503,341.00			503,341.00

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

Activities for Year :4 FFY Grant: PHA FY:2008			Activities for Year:5 FFY Grant: PHA FY:2009		
Development Number	Major Work Categories	Estimated Costs	Development Number	Major Work Categories	Estimated Costs
PHA-Wide	Management Improv.	10,000.00	PHA-Wide	Management Improv.	10,000.00
PHA-Wide	Non-Dwelling Equip.	10,000.00	PHA-Wide	Non-Dwelling Equip.	10,000.00
PHA-Wide	Dwelling Equipment	5,000.00	PHA-Wide	Dwelling Equipment	5,000.00
PHA-Wide	Administration	50,334.00	PHA-Wide	Administration	50,334.00
PHA-Wide	Debt Service	142,624.00	PHA-Wide	Debt Service	142,624.00
PHA-Wide	Fees and Costs	20,573.00	PHA-Wide	Fees and Costs	20,573.00
	Dwelling Structures	255,000.00		Dwelling Structures	255,000.00
NJ47-3	Kitchens (Phase II)	60,563.00	NJ47-3	Bathrooms (Phase II)	41,563.00
NJ47-3	New Electric Baseboard	21,000.00	NJ47-4	Bathrooms	200,000.00
NJ47-4	New Electric Baseboard	37,000.00	NJ47-5	Roofing (Phase I)	13,437.00
NJ47-5	New Gutters	18,000.00			
NJ47-3	Bathrooms (Phase I)	118,437.00			
Total:		503,341.00			503,341.00

Attachment nj047k
CARTERET HOUSING AUTHORITY-CAPITAL LEVERAGING PROCEEDS

The Carteret Housing Authority is participating in a New Jersey PHA Capital Fund Leveraging Pool and is projecting to utilize its annual Capital Fund allocation commencing in FY2004 to leverage \$1,740,000.00 through a bond issuance, which will be utilized to provide for mass renovations and modernization to the public housing sites as outlined below. The annual debt services payments are projected to commence with the FY2004 funding for a 20 year period and are projected at \$142,624.00 annually.

DWELLING STRUCTURES

Edward J. Dolan Homes 47-1

Louvers remove plywood-install new, size 1'-6"x2'-8" with st. stl. insect screen 170 @ \$100	\$17,000
Foundation painting 3680 sf. 1 coat primer and 2 coats elastomeric x \$2.00/sf.	\$7,400
Windows (manufactured by Royal \$77,829.62 + install with trim \$38,000 by G.C.)	\$115,900
1'-9" x 4'-4" = qty. (14) Dbl 4'-8" x 4'-2" = qty. (114)	
3'-6" x 4'-2" = qty. (56)k Dbl 6'-8" x 4'-2" = qty. (56) 4'-8" x 5'-1" = qty. (4)	

Joseph Hermann Gardens 47-2

Windows(manufactured by Royal \$47,771.58 + install with trim \$28,000 by G.C.)	\$75,800
1'-9" x 4'-6" = qty. (42) Dbl 6'-0" x 5'-6" = qty. (7) Dbl 6'-0" x 4'-6" = qty. (27)	
Dbl 6'-7" x 4'-6" = qty. (34) 3'-3" x 4'-6" = qty. (46) Dbl 6'-4" x 4'-7" = qty (12)	
Front and rear doors qty. 84 x \$750 (\$63,000 total - Phase I \$23,612)	\$23,612
Replace Vinyl Siding – qty. 6183 sf. 100 sf. x \$200/square	\$12,400

Joseph Hermann Gardens Community Room – 47-2

Boiler room 483 sf. wd. framing with insul, fittings with access panel and frame walls with insul. & GWB	\$14,500
6,762 cu. ft. demo of boilers for dumpster approx.	\$2,700

Victoria Copeland Homes 47-3

Front doors with sidelights qty. (10) with (2) 1-0 x 6-8 Note: these vision panels should be blocked up and the area sided. Cost \$1,000 ea. =	\$10,000
Rear doors with storms qty. (18) (Steel door, frame and hardware \$450 mat'l, \$225 labor + storm \$150, \$100 labor)	\$16,650
Vinyl siding replacement = qty. 22,500 sf. 100 sf. @ \$200/sq. replace	\$45,000

Jeanette Smith – General Repairs 47-4

Replace 25 steel doors with frame and hardware and installation x \$750	\$18,800
25 storm doors x \$250	\$6,250
Windows (manufactured by Royal \$53,552.50 + install with trim \$38,000 by G.C.)	\$91,600
2'-8" x 3'-2" = qty. (52) 2'-0" x 3'-2" = qty. (50) 2'-8" x 5'-2" = qty. (35)	
3'-0" x 4'-2" = qty. (57) Dbl 5'-4" x 4'-2" = qty. (19) Dbl 4'-8" x 4'-2" = qty. (31)	

Sam Sica 47-5

Rear doors qty. (72) x \$750	\$54,000
Storm doors qty. (72) x \$250	\$18,000
Mechanical room doors qty. (36) X \$750	\$27,000

TOTAL DWELLING STRUCTURES CAPITAL LEVERAGING \$556,612.00

SITE IMPROVEMENTS

Edward J. Dolan Homes 47-1

Concrete and Bitumen	\$600,000
1) Remove and replace portions of concrete sidewalk 25,000 sf.	
2) Remove and replace portions of concrete curb 1500 sf.	
3) Overlay 2" of black top at parking lots 25,000 sf.	
4) Construct one new parking lot 4,000 sf.	
5) Overlay basketball courts with 2" of black top completely 6,500 sf.	
6) Restore the area	
7) Remove all stairs and replace with new precast with railing 84 units	
Landscape/fencing	\$50,000

Sam Sica 47-5

Concrete and Bitumen	\$60,000
1) Remove and replace portions of sidewalk as needed 6,000 sf.	
2) Remove and replace portions of concrete curb as needed 150 lf.	
3) Restore all disturbed areas	

Jeanette Smith Grounds 47-4

Concrete and Bitumen	\$75,000
1) Remove and replace portions of concrete sidewalk 2,500 sf.	
2) Remove and replace portions of concrete curb 150 lf.	
3) Remove and replace 2 concrete ramps completely, reinstall railing 2 units	
4) Remove a small concrete ramp, install 4' of railing on exist. conc. porch 1 unit	
5) Install 2" of blacktop overlay at clothes drying area 1,300 sf.	
6) Overlay parking lot with 2" black top 1500 sf.	
7) Restore all areas	

Victoria Copeland Homes 47-3

Concrete and Bitumen	\$60,000
1) Remove and replace portion of sidewalk as needed 6,500 sf.	
2) Remove and replace portion of concrete curb as needed 100 lf.	
3) Restore all disturbed areas	

Joseph Hermann Gardens 47-2

Concrete and Bitumen	\$120,000
1) Remove and replace portions of concrete sidewalk 2,500 sf.	
2) Remove and replace portions of concrete curb as needed 150 lf.	
3) Overlay 2" of black top for parking lots and driveway 30,000 sf.	
4) Restore all disturbed areas	

Landscaping and Fencing at Jeanette Smith Village/Victoria Copeland Homes/Hermann Gardens

1)JSV (\$35,000)	2)VCH (\$30,000)	3)Hermann Gardens (\$33,875)	\$93,875
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TOTAL SITE IMPROVEMENTS CAPITAL LEVERAGING \$1,058,875.00

BREAKDOWN

Fees and Costs	124,513.00
Dwelling Structure	556,612.00
Site Improvements	1,058,875.00
TOTAL FOR FY2004	\$1,740,000.00

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Dolan Homes	76	Families with atypical incomes	Skipping
Sica Homes	36	Families with atypical incomes	Skipping

Attachment nj047a
Deconcentration Policy for Required Developments

Attachment nj047b
 Capital Fund Program Annual Statements
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 NJ39P04750105 FFY of Grant Approval: (MM/2005)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	5,000.00
4	1410 Administration	50,334.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	30,354.00
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	261,350.00
11	1465.1 Dwelling Equipment-Nonexpendable	3,679.00
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	10,000.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development 1501 Collaterization or Debt Service	142,624.00
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	503,341.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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	Management Improvements	1408	5,000.00
PHA-Wide	Administration	1410	50,334.00
	Fees and Costs	1430	30,354.00
PHA-Wide	Modernization Coordinator	1430	9,810.00
PHA-Wide	A/E Fees	1430	20,544.00
	Dwelling Structures	1460	261,350.00
NJ47-2	Bathrooms	1460	200,000.00
NJ47-3	Kitchens (Phase 1)	1460	40,450.00
NJ47-4	Community Building (HVAC/Windows)	1460	20,900.00
PHA-Wide	Dwelling Equipment Non Expendable	1465	3,679.00
PHA-Wide	Non-Dwelling Equipment	1475	10,000.00
PHA-Wide	Debt Service	1501	142,624.00

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)
PHA-Wide	9/30/07	9/30/09

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	
NJ 47-1	Edward J. Dolan Homes	0		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
DWELLING STRUCTURES				
Louvers remove plywood-install new, size 1'-6"x2'-8" with st. stl. insect screen 170 @ \$100			\$17,000	
Foundation painting 3680 sf. 1 coat primer and 2 coats elastomeric x \$2.00/sf.			\$7,400	
Windows (manufactured by Royal \$77,829.62 + install with trim \$38,000 by G.C.)			\$115,900	
SITE IMPROVEMENTS				
Concrete and Bitumen			\$600,000	
1) Remove and replace portions of concrete sidewalk 25,000 sf.				
2) Remove and replace portions of concrete curb 1500 sf.				
3) Overlay 2" of black top at parking lots 25,000 sf.				
4) Construct one new parking lot 4,000 sf.				
5) Overlay basketball courts with 2" of black top completely 6,500 sf.				
6) Restore the area				
7) Remove all stairs and replace with new precast with railing 84 units				
Landscape/fencing			\$50,000	
Total estimated cost over next 5 years			790,000	

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	
NJ 47-2	Joseph Hermann Gardens	0		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
DWELLING STRUCTURES				
Windows(manufactured by Royal \$47,771.58 + install with trim \$28,000 by G.C.)			\$75,800	
1'-9" x 4'-6" = qty. (42) Dbl 6'-0" x 5'-6" = qty. (7) Dbl 6'-0" x 4'-6" = qty. (27)				
Dbl 6'-7" x 4'-6" = qty. (34) 3'-3" x 4'-6" = qty. (46) Dbl 6'-4" x 4'-7" = qty (12)				
Front and rear doors qty. 84 x \$750 (\$63,000 total - Phase I \$23,612)			\$63,000	
Replace Vinyl Siding – qty. 6183 sf. 100 sf. x \$200/square			\$12,400	
 <u>Community Room</u>				
Boiler room 483 sf. wd. framing with insul, fittings with access panel and frame walls with insul. & GWB			\$14,500	
6,762 cu. ft. demo of boilers for dumpster approx.			\$2,700	
 <u>Site Improvements</u>				
<u>Joseph Hermann Gardens 47-2</u>				
Concrete and Bitumen \$120,000				
1) Remove and replace portions of concrete sidewalk 2,500 sf.			\$120,000	
2) Remove and replace portions of concrete curb as needed 150 lf.				
3) Overlay 2" of black top for parking lots and driveway 30,000 sf.				
4) Restore all disturbed areas				
 Landscaping			\$33,875	
Total estimated cost over next 5 years			322,000	

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
NJ 47-3	Victoria Copeland Homes	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Dwelling Structures			
Front doors with sidelights qty. (10) with (2) 1-0 x 6-8 Note: these vision panels should be blocked up and the area sided. Cost \$1,000 ea. =			\$10,000
Rear doors with storms qty. (18) (Steel door, frame and hardware \$450 mat'l, \$225 labor + storm \$150, \$100 labor)			\$16,650
Vinyl siding replacement = qty. 22,500 sf. 100 sf. @ \$200/sq. replace			\$45,000
Site Improvements			
<i>Concrete and Bitumen</i>			
1) Remove and replace portion of sidewalk as needed 6,500 sf.			\$60,000
2) Remove and replace portion of concrete curb as needed 100 lf.			
3) Restore all disturbed areas			
<i>Landscaping</i>			\$30,000
Total estimated cost over next 5 years			161,650

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
NJ 47-4	Jeanette Smith Village	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Planned Start Date (HA Fiscal Year)			
Dwelling Structures			
Replace 25 steel doors with frame and hardware and installation x \$750 \$18,800			\$18,800
25 storm doors x \$250 \$6,250			\$6,250
Windows (manufactured by Royal \$53,552.50 + install with trim \$38,000 by G.C.) \$91,600			\$91,600
2'-8" x 3'-2" = qty. (52) 2'-0" x 3'-2" = qty. (50) 2'-8" x 5'-2" = qty. (35)			
3'-0" x 4'-2" = qty. (57) Dbl 5'-4" x 4'-2" = qty. (19) Dbl 4'-8" x 4'-2" = qty. (31)			
SITE IMPROVEMENTS			
Concrete and Bitumen			
1) Remove and replace portions of concrete sidewalk 2,500 sf.			
2) Remove and replace portions of concrete curb 150 lf.			
3) Remove and replace 2 concrete ramps completely, reinstall railing 2 units			
4) Remove a small concrete ramp, install 4' of railing on exist. conc. porch 1 unit			
5) Install 2" of blacktop overlay at clothes drying area 1,300 sf.			
6) Overlay parking lot with 2" black top 1500 sf.			
7) Restore all areas			
Landscaping			\$35,000
Total estimated cost over next 5 years			226,650

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	
NJ 47-5	Sam Sica	0		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
DWELLING STRUCTURES				
Rear doors qty. (72) x \$750 \$54,000			\$54,000	
Storm doors qty. (72) x \$250 \$18,000			\$18,000	
Mechanical room doors qty. (36) X \$750 \$27,000			\$27,000	
 <i>SITE IMPROVEMENTS</i>				
Concrete and Bitumen \$60,000			\$60,000	
1) Remove and replace portions of sidewalk as needed 6,000 sf.				
2) Remove and replace portions of concrete curb as needed 150 lf.				
3) Restore all disturbed areas				
Total estimated cost over next 5 years			159,000	

Attachment nj047d Pet Policy

Residents of the Carteret Housing Authority are permitted to own common pets subject to the prior approval of the Authority. The policy sets forth reasonable requirements including: size and type pet; standards for pet care; cleanliness standards; number of pets. The policy includes provision for a pet deposit and conditions under which the PHA will require removal from the property.

Attachment nj047e

Public Housing Community Service Requirements

The CHA has implemented a community service program for individual residents who are not exempt from the requirements. CHA operates under the following guidelines:

Non-exempt residents are identified and advised in writing of their community service responsibilities.

CHA provides and maintains a list of opportunities for community service and economic self-sufficiency achievement.

Verification of compliance is verified at re-examination. Non-compliant residents are required to enter into an agreement to make up all missed time in the next twelve month period.

The policy operates in conformance with 24CFR 960.600.

Attachment nj047f
Membership of Resident on the PHA Governing Board

Ms. Iris Colon is a resident and a Commissioner appointed by the Mayor of Carteret

Attachment nj047g
Membership on the Resident Advisory Board

The members of the Resident Advisory Board are:

John Hampton
Diane Higdon
Raquel Vega
Conrad Meyer
Carmen Rivera
Elizabeth Derczo
Tosha Rice

Jose Torres
Kim Knight
Sandra Applewhite
Rita Valls
Claudia Sykes
Ester Martinez

Attachment nj047h Progress Report

Carteret Housing Authority remains a high performing Authority. The SEMAP score for the CHA has improved to 96.

The Authority's efforts to improve its financial condition have been successful, and we are maintaining a healthy cash reserve.

Our ambitious capital improvement program has continued and we are on course to meeting all goals and objectives in our prior and new five year plans. More progress will be achieved when we finally receive approval for participation in the NJ PHA Capital Fund Leveraging program which is currently pending. We hope to realize funds from the bond issue by late 2004.

Crime remains an area of concern with CHA. The loss of PHDEP has hampered our ability to strenuously address the drug crime problem. Our proximity to major drug centers in this High Intensity Drug Trafficking Area and to one of the principal drug corridors in the Northeast makes us very vulnerable to drug related crime. CHA has a good and productive relationship with the local police agencies but without more funding for regular police patrols and other countering programs we can at best hold our own.

Our efforts in Family Self-Sufficiency have been successful in providing employment and training opportunity for program participants. The CHA continues to provide supportive services to promote employability for those able to enter the work force and additional services to increase independence for the elderly and disabled. The CHA continues to coordinate services through the Senior Services and Social Program Committee. Programs are in place with local hospitals, the Visiting Nurses Association and the Middlesex County Health Department.

CHA continues its efforts to maximize access to assisted housing and to provide a suitable living environment for families without regard to race, color, religion, national origin, sex, familial status or disability.

We continue to provide counseling and assistance to voucher holders encouraging mobility. Outreach to Landlords throughout the jurisdiction continues in an effort to obtain the broadest possible housing choice for program participants.

Attachment nj047i
Voluntary Conversion Assessments

Component 10 (B) Voluntary Conversion assessments

- a. Number of Developments subject to required assessment?
- b. Number of developments not subject to Required Initial Assessment based on Exemption.

Three: NJ47-2; NJ47-3; NJ47-4

- c. Number of assessments conducted:

Two: NJ47-1; NJ47-5

- d. Number of developments appropriate for Conversion

None

Attachment - NJ047j

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 1: Summary					
PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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: 06/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	20,000.00	0		
	Management Improvements Hard Costs	52,832.00	52,832.00	52,832.00	52,832.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,979.00	64,916.59	64,916.59	64,916.59
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	394,433.00	373,322.73	373,322.73	333,188.70
11	1465.1 Dwelling Equipment—Nonexpendable	0	9,990.00	9,990.00	9,990.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000.00	28,173.68	28,173.68	28,173.68
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 2-20)	528,235.00	528,235.00	528,235.00	489,100.97
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work		Status of Work	
				Original	Revised	Obligated	Expended		
	Management Imprv	1408		20,000.00	0				
	Administration	1410		52,832.00	52,832.00	52,832.00	52,832.00		
	Fees and Costs	1430		40,979.00	64,916.59	64,916.59	64,916.59		
	Modernization Coord	1430	LS	9,424.00	9,631.25	9,631.25	9,631.25		
NJ 47-2	A/E Fees, Heating	1430	LS	31,555.00	25,077.83	25,077.83	25,077.83		
NJ47-5	Bathrooms	1430	LS	0	3,889.50	3,889.50	3,889.50		
PHA Wide	Needs Assessment	1430	LS	0	4,291.75	4,291.75	4,291.75		
PHA Wide	Attorney Fees, Litigation	1430	LS	0	14,781.21	14,781.21	14,781.21		
PHA Wide	A/E Fees, Litigation	1430	LS	0	5,112.05	5,112.05	5,112.05		
NJ47-5	A/E Fees, Ceilings	1430	LS	0	2,125.00	2,125.00	2,125.00		
	Dwelling Structures	1460		394,433.00	373,322.73	373,322.73	333,188.70		
NJ47-1	Windows Phase 1	1460	LS	394,433.00	0	0	0		
NJ 47-5	Bathrooms, Electric Panels	1460	LS	0	57,604.69	57,604.69	57,604.69		
PHA Wide	Misc. Construction Supplies	1460	LS	0	51,636.91	51,636.91	51,636.91		
NJ 47-2	Heating & Hot water Renovation	1460	LS	0	256,681.13	256,681.13	219,547.10		
PHA Wide	Apartment Painting	1460	LS	0	7,200.00	7,200.00	7,200.00		
PHA Wide	Dwelling Equipment	1465		0	9,990.00	9,990.00	9,990.00		
PHA Wide	Non-Dwelling Equipment	1475		20,000	28,173.68	28,173.68	28,173.68		

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Status of Work
					Original	Revised			

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	15,000.00	0		
	Management Improvements Hard Costs				
4	1410 Administration	41,011.00		41,011.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,615.00		16,910.00	700.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	323,484.00		336,907.47	137,553.40
11	1465.1 Dwelling Equipment—Nonexpendable	0	9,990.00	9,990.00	9,990.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	15,000.00	0	28,173.68	28,173.68
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 2-20)	410,110.00		394,828.47	138,253.40
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Status of Work
				Original	Revised			
	Management Imprv	1408		15,000.00	0			
	Administration	1410		41,011.00	41,011.00	41,011.00		
	Fees and Costs	1430		15,615.00	16,910.00	16,910.00	700.00	
	Modernization Coord	1430	LS	9,615.00	9,810.00	9,810.00	0	
NJ 47-2	A/E Fees, Heating Add 1	1430	LS	6,000.00	6,800.00	6,800.00	400.00	
NJ47-2	Gasline Right of Way Survey	1430	LS	0	300.00	300.00	300.00	
	Dwelling Structures	1460		323,484		337,733.56	137,553.40	
NJ 47-2	Heating and Hot water	1460	LS	112,496.18		151,876.67	89,342.00	
NJ 47-2	Heating Buildings F & I	1460	LS	156,000.00		156,000.00	8,460.00	
NJ 47-2	Upgrade Electric	1460	LS	54,987.82	0	0	0	
PHA Wide	Misc. Supplies Ranges & Refrigerators	1460	LS	0		41,205.40	39,751.40	
PHA Wide	Non-Dwelling Equipment	1475		15,000	0			

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Status of Work
					Original	Revised			

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750203 (suppl 1) Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	8,662.00	8,662.00	8,662.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,400.00	7,400.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	0	26,241.78	26,241.78	26,241.78
10	1460 Dwelling Structures	66,557.00	40,315.22		
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00	4,000.00		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-20)	86,619.00	86,619.00	34,903.78	26,241.78
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750203 (suppl 1) Replacement Housing Factor Grant No:		Federal FY of Grant: 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: 06/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750203(suppl 1) Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Federal FY of Grant: 2003		Status of Work
					Original	Revised	Obligated	Expended	
PHA-Wide	Administration		1410		8,662.00	8,662.00	8,662.00		
PHA-Wide	Fees and Costs		1430		7,400.00	7,400.00			
	A/E Fees		1430		7,400.00	7,400.00			
NJ 47-2	Site Improvements		1450		0	26,241.78	26,241.78	26,241.78	
NJ47-2	New Gas line for heating		1450		0	26,241.78	26,241.78	26,241.78	
	Dwelling Structures		1460		66,557.00	40,315.22			
NJ 47-3	Upgrade Electric		1460		66,557.00	40,315.22			
PHA-Wide	Dwelling Equipment		1465.1		4,000.00	4,000.00			

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	5,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	50,334.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,354.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	261,350.00			
11	1465.1 Dwelling Equipment—Nonexpendable	3,679.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 2-20)	503,341.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service	142,624.00			

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Status of Work
					Original	Revised			
	Management Improvements		1408		5,000.00				
PHA-Wide	Administration		1410		50,334.00				
PHA-Wide	Fees and Costs		1430		31,704.00				
	Modernization Coordinator		1430	LS	9,810.00				
	A/E Fees		1430	LS	21,894.00				
PHA Wide	Dwelling Structures		1460		265,000.00				
PHA-Wide	Dwelling Equipment		1465.1		3,679.00				
PHA-Wide	Non-Dwelling Equipment		1475		5,000.00				
PHA-Wide	Debt Service		1501		142,624.00				

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name : Housing Authority of the Borough of Carteret					<input checked="" type="checkbox"/> Original 5-Year
					<input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: PHA FY:2006	Work Statement for Year 3 FFY Grant: PHA FY:2007	Work Statement for Year 4 FFY Grant: PHA FY:2008	
	Annual Statement				
PHA Wide		248,341.00	248,341.00	248,341.00	
NJ47-1		41,437.00	90,563.00	-	
NJ47-2		139,550.00	-	-	
NJ47-3		41,437.00	-	200,000.00	
NJ47-4		-	164,437.00	37,000.00	
NJ47-5		-	-	18,000.00	
Total CFP Funds (Est.)		503,341.00	503,341.00	503,341.00	
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year :2 FFY Grant: PHA FY:2006			Activities for Year :2 FFY Grant: PHA FY:2006	
	Development Number	Major Work Categories	Estimated Costs	Development Number	Major Work Categories
	PHA Wide	Management Improv.	10,000.00	PHA-Wide	Management Improv.
	PHA Wide	Non-Dwelling Equip.	10,000.00	PHA-Wide	Non-Dwelling Equip.
	PHA Wide	Dwelling Equipment	5,000.00	PHA-Wide	Dwelling Equipment
	PHA Wide	Administration	50,334.00	PHA-Wide	Administration
	PHA Wide	Debt Service	142,624.00	PHA-Wide	Debt Service
	PHA Wide	Fees and Costs	20,573.00	PHA-Wide	Fees and Costs
		Site Improvements	13,625.00		Dwelling Structures
	NJ47-2/Main Office	Landscaping/Fencing	13,625.00	NJ47-1	Doors w/storms (Ph I)
				NJ47-4	Kitchens (Phase I)
		Dwelling Structures	241,375.00		
	NJ47-3	Kitchens (Phase II)	139,550.00		
	NJ47-2	Doors w/storm (Ph II)	60,388.00		
	NJ47-1	Doors w/storms (Ph I)	41,437.00		
Total:			503,341.00		

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

Activities for Year :4 FFY Grant: PHA FY:2008			Activities FFY PHA		
Development Number	Major Work Categories	Estimated Costs	Development Number	Major Wo	
PHA Wide	Management Improv.	10,000.00	PHA-Wide	Managem	
PHA Wide	Non-Dwelling Equip.	10,000.00	PHA-Wide	Non-Dwe	
PHA Wide	Dwelling Equipment	5,000.00	PHA-Wide	Dwelling	
PHA Wide	Administration	50,334.00	PHA-Wide	Admi	
PHA Wide	Debt Service	142,624.00	PHA-Wide	Debt	
PHA Wide	Fees and Costs	20,573.00	PHA-Wide	Fees a	
	Dwelling Structures	255,000.00		Dwelling	
NJ47-3	Kitchens (Phase II)	60,563.00	NJ47-3	Bathroom	
NJ47-3	New Electric Baseboard	21,000.00	NJ47-4	Bat	
NJ47-4	New Electric Baseboard	37,000.00	NJ47-5	Roofin	
NJ47-5	New Gutters	18,000.00			
NJ47-3	Bathrooms (Phase I)	118,437.00			
Total:		503,341.00			

Attachment nj047k

CARTERET HOUSING AUTHORITY-CAPITAL LEVERAGING PROCEEDS

The Carteret Housing Authority is participating in a New Jersey PHA Capital Fund Leveraging Pool and is projecting to utilize its annual Capital Fund allocation commencing in FY2004 to leverage \$1,740,000.00 through a bond issuance, which will be utilized to provide for mass renovations and modernization to the public housing sites as outlined below. The annual debt services payments are projected to commence with the FY2004 funding for a 20 year period and are projected at \$142,624.00 annually.

DWELLING STRUCTURES

Edward J. Dolan Homes 47-1

Louvers remove plywood-install new, size 1'-6"x2'-8" with st. stl. insect screen 170 @ \$100
\$17,000

Foundation painting 3680 sf. 1 coat primer and 2 coats elastomeric x \$2.00/sf.
\$7,400

Windows (manufactured by Royal \$77,829.62 + install with trim \$38,000 by G.C.)
\$115,900

1'-9" x 4'-4" = qty. (14) Dbl 4'-8" x 4'-2" = qty. (114)
3'-6" x 4'-2" = qty. (56)k Dbl 6'-8" x 4'-2" = qty. (56) 4'-8" x 5'-1" = qty. (4)

Joseph Hermann Gardens 47-2

Windows(manufactured by Royal \$47,771.58 + install with trim \$28,000 by G.C.)
\$75,800

1'-9" x 4'-6" = qty. (42) Dbl 6'-0" x 5'-6" = qty. (7) Dbl 6'-0" x 4'-6" = qty. (27)
Dbl 6'-7" x 4'-6" = qty. (34) 3'-3" x 4'-6" = qty. (46) Dbl 6'-4" x 4'-7" = qty. (12)

Front and rear doors qty. 84 x \$750 (\$63,000 total - Phase I \$23,612)
\$23,612

Replace Vinyl Siding – qty. 6183 sf. 100 sf. x \$200/square
\$12,400

Joseph Hermann Gardens Community Room – 47-2

Boiler room 483 sf. wd. framing with insul, fittings with access panel and frame walls with insul. & GWB

\$14,500

6,762 cu. ft. demo of boilers for dumpster approx.
\$2,700

Victoria Copeland Homes 47-3

Front doors with sidelights qty. (10) with (2) 1-0 x 6-8 Note: these vision panels should be blocked up and the area sided. Cost \$1,000 ea. =
\$10,000

Rear doors with storms qty. (18) (Steel door, frame and hardware \$450 mat'l, \$225 labor + storm \$150, \$100 labor)
\$16,650

Vinyl siding replacement = qty. 22,500 sf. 100 sf. @ \$200/sq. replace
\$45,000

Jeanette Smith – General Repairs 47-4

Replace 25 steel doors with frame and hardware and installation x \$750
\$18,800

25 storm doors x \$250
\$6,250

Windows (manufactured by Royal \$53,552.50 + install with trim \$38,000 by G.C.)
\$91,600

2'-8" x 3'-2" = qty. (52)

2'-0" x 3'-2" = qty. (50)

2'-8" x 5'-2" = qty. (35)

3'-0" x 4'-2" = qty. (57)

Dbl 5'-4" x 4'-2" = qty. (19)

Dbl 4'-8" x 4'-2" = qty. (31)

Sam Sica 47-5

Rear doors qty. (72) x \$750
\$54,000

Storm doors qty. (72) x \$250
\$18,000

Mechanical room doors qty. (36) X \$750
\$27,000

TOTAL DWELLING STRUCTURES CAPITAL LEVERAGING **\$556,612.00**

SITE IMPROVEMENTS

Edward J. Dolan Homes 47-1

Concrete and Bitumen
\$600,000

- 1) Remove and replace portions of concrete sidewalk 25,000 sf.
- 2) Remove and replace portions of concrete curb 1500 sf.
- 3) Overlay 2" of black top at parking lots 25,000 sf.
- 4) Construct one new parking lot 4,000 sf.
- 5) Overlay basketball courts with 2" of black top completely 6,500 sf.
- 6) Restore the area
- 7) Remove all stairs and replace with new precast with railing 84 units

Landscape/fencing
\$50,000

Sam Sica 47-5

Concrete and Bitumen
\$60,000

- 1) Remove and replace portions of sidewalk as needed 6,000 sf.
- 2) Remove and replace portions of concrete curb as needed 150 lf.
- 3) Restore all disturbed areas

Jeanette Smith Grounds 47-4

Concrete and Bitumen
\$75,000

- 1) Remove and replace portions of concrete sidewalk 2,500 sf.
- 2) Remove and replace portions of concrete curb 150 lf.
- 3) Remove and replace 2 concrete ramps completely, reinstall railing 2 units
- 4) Remove a small concrete ramp, install 4' of railing on exist. conc. porch 1 unit
- 5) Install 2" of blacktop overlay at clothes drying area 1,300 sf.
- 6) Overlay parking lot with 2" black top 1500 sf.

- 7) Restore all areas

Victoria Copeland Homes 47-3

Concrete and Bitumen

\$60,000

- 1) Remove and replace portion of sidewalk as needed 6,500 sf.
- 2) Remove and replace portion of concrete curb as needed 100 lf.
- 3) Restore all disturbed areas

Joseph Hermann Gardens 47-2

Concrete and Bitumen

\$120,000

- 1) Remove and replace portions of concrete sidewalk 2,500 sf.
- 2) Remove and replace portions of concrete curb as needed 150 lf.
- 3) Overlay 2" of black top for parking lots and driveway 30,000 sf.
- 4) Restore all disturbed areas

Landscaping and Fencing at Jeanette Smith Village/Victoria Copeland Homes/Hermann Gardens

1)JSV (\$35,000) 2)VCH (\$30,000) 3)Hermann Gardens (\$33,875)
\$93,875

TOTAL SITE IMPROVEMENTS CAPITAL LEVERAGING

\$1,058,875.00

BREAKDOWN

Fees and Costs	124,513.00
Dwelling Structure	556,612.00
Site Improvements	1,058,875.00
TOTAL FOR FY2004	\$1,740,000.00