

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of Bergen County

PHA Number: NJ 067

PHA Fiscal Year Beginning: April 2005

PHA Programs Administered:

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units:

Number of S8 units:

Number of public housing units:

Number of S8 units:

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

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

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

(select all that apply)

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA
- PHA development management offices

Other (list below)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

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

The PHA's mission is: (state mission here)

“To serve low and moderate income populations in our jurisdiction by increasing and maintaining the supply of sound, affordable housing and by providing encouragement and assistance to improve the quality of life.”

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: **We will continue to strive to improve the unit turnover goal of five (5) days.**

Leverage private or other public funds to create additional housing opportunities: **Our Director continues to meet with developers and Mayors in an effort to explore the possible creation of new rental opportunities for low/moderate income households.**

Acquire or build units or developments
We continue to explore the creation of new housing opportunities for low/moderate income households throughout our jurisdiction.

Other (list below)

PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score)95%
- Improve voucher management: (SEMAP score) 96%
- Increase customer satisfaction:
A resident survey is conducted annually. Results of the surveys are reviewed by management and resident suggestions/recommendations are taken into consideration when policies are revised and when planning upcoming budget items.
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
 - **renovations of bathrooms, i.e., replacing fixtures, floors, vanities, as needed;**
 - **renovations of kitchen cabinets, floors, as needed;**
 - **improvement to emergency pull cord systems;**
 - **improvement of laundry room heating**
 - **conversion from electric to gas hot water heater**
 - **replacement of waste line**
 - **improvement to intercom system**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
We will continue to make every effort to continue to be a high performing agency.
- PHA Goal: Increase assisted housing choices
 Objectives:
 - Provide voucher mobility counseling:
We have executed Cooperative Agreements with neighboring housing authorities which allows our participants of the Welfare-to Work Program to remain in place.
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
100% of published FMR
 - 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:
Applicant targeting and working/training preference implemented.
 - 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:
Closed circuit television system has been installed in all of our senior/disabled and family public housing developments.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
Both populations are served in the same building.
 - 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)

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 20__ Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

The Housing Authority of Bergen County is committed to continue to develop, construct and manage affordable housing; and to promote self-sufficiency and personal responsibility on the part of residents of the Authority owned and/or managed developments and participants of the Section 8 Housing Choice Voucher Program. The Authority will continue to collaborate with various public and private entities to promote our common goals and objectives of furthering affordable housing opportunities b making affordable housing options available in a county which contains both rural and urban areas and to increase and further the quality of life for our housing participants. The Housing Authority of Bergen County will continue to strive to affirmatively market fair housing opportunities for all.

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

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2144		
Extremely low income <=30% AMI	1704	79.4	
Very low income (>30% but <=50% AMI)	354	16.42	
Low income (>50% but <80% AMI)	82	3.82	
Families with children	459	21.4	
Elderly families	1363	63.57	
Families with Disabilities	347	16.18	
Race/ethnicity - White	1237	57.7	
Race/ethnicity – Black/African American	251	11.7	
Race/ethnicity - American Indian/Alaskan	19	.88	
Race/ethnicity – Asian	561	26.17	

Housing Needs of Families on the PHA's Waiting Lists			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1687	78	
2 BR	0		
3 BR	459	22	
4 BR	0		
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1716		
Extremely low income <=30% AMI	1407	81.99	
Very low income (>30% but <=50% AMI)	298	17.37	
Low income (>50% but <80% AMI)	8	.64	
Families with children	1205	70.22	
Elderly families	192	11.19	
Families with Disabilities	122	7.11	
Race/ethnicity – White	600	24.09	
Race/ethnicity – Black/African/American	757	44.27	
Race/ethnicity – American Indian/Alaskan	15	.88	
Race/ethnicity – Asian Race Ethnicity – Hawiiian/Pacific 307 - 17095%	16	.94	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			

Housing Needs of Families on the PHA's Waiting Lists			
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)? 30 months – closed May 1, 2002			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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)
The Authority has implemented public/private partnerships in an effort to develop new affordable housing opportunities.

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 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)	762,286	
a) Public Housing Operating Fund	783,010	
b) Public Housing Capital Fund	N/A	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	750,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	N/A	
f) Resident Opportunity and Self-Sufficiency Grants	N/A	
g) Community Development Block Grant	N/A	
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,539,540	
4. Other income (list below)	33,470	
	22,500	
4. Non-federal sources (list below)	N/A	
Total resources	3,890,806	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

When families are within a certain number of being offered a unit: (state number)
Approximately five (5) families are reviewed each time a vacancy occurs. Those families not assisted will be assisted with upcoming vacancies.

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

Other: (describe)

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

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

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

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

(2) Waiting List Organization

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

Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

Preference in tenant selection is given to applicants who live or work in member communities of the Authority, then to applicants who live or work in non member communities of the Authority, then to applicants who live or work within the county, then all other applicants, in that order.

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

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

c. Site-Based Waiting Lists-Previous Year **N/A**

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

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

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year **N/A**

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

Transfer requests are reviewed by the Property Manager, Occupancy Department and the Executive Director. If it is determined that the transfer is warranted, the resident will be required to pay the established transfer fee, as applicable.

Other: (list below)

Residents who initially accept an efficiency unit may be permitted to transfer into a one (1) bedroom unit, as available, after completing one (1) full year of tenancy in the efficiency unit.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing

- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- 2 Residents who live and/or work in the jurisdiction
- 3 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
- 3 Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

Rules and regulations of the development are incorporated into each lease agreement and are provided to each resident.

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

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

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

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

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None

- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Verification that the unit search was not successful or other factors beyond the control of the prospective participant, such as hospitalization and an insufficient number of affordable rental units in our jurisdiction.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- 4 Veterans and veterans' families
- 2 Residents who live and/or work in your jurisdiction
- 3 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
- 3 Victims of reprisals or hate crimes
- Other preference(s) (list below)

2. 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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below) **Special mailing to relevant groups.**

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

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

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

b. Minimum Rent

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

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

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

If yes to question 2, list these policies below:

The following are examples which may allow a tenant to be eligible for an exception and have the minimum rent reduced:

- **The family has lost eligibility for or is awaiting an eligibility determination for a federal, state or local assistance program (Except for welfare sanctions due to non compliance for the work requirement); or**
- **The family would be evicted as a result of the imposition of the minimum rent; or**
- **The income of the family has decreased due to a change in circumstances, including loss of employment; or**
- **A death in the family; or**
- **Other circumstances determined by the Housing Authority on a case by case basis.**

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

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)

If the household's income cumulatively increases by \$200.00 or more per month. If

the household is requesting a change from an income based rent to a flat rent or if the household is requesting rent to be changed back to an income based rent.

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

(2) Flat Rents

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

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

Flat rents are calculated at the current Fair Market rent published for the Section 8 Housing Choice Voucher Program.

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)

An insufficient number of affordable rental units in our jurisdiction.

(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)

The following are examples which may allow a tenant to be eligible for an exception and have the minimum rent reduced:

- **The family has lost eligibility for or is awaiting an eligibility determination for a federal, state or local assistance program (Except for welfare sanctions due to non compliance for the work requirement); or**
- **The family would be evicted as a result of the imposition of the minimum rent; or**
- **The income of the family has decreased due to a change in circumstances, including loss of employment; or**
- **A death in the family; or**
- **Other circumstances determined by the Housing Authority on a case by case basis.**

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval

- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description
1a. Development name: 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:

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

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

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

(2) Program Description

a. Size of Program

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

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

b. PHA established eligibility criteria

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

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

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

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

8. Civil Rights Certifications

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 20___ - 20___.)

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

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

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

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

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Dennis F. McKnight**

Method of Selection:

Appointment

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

Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

Appointed by the County Executive with the advice and consent of the Board of Chosen Freeholders

Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

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

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

Date of next term expiration of a governing board member: **December 2004**

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

County Executive with the advice and consent of the Board of Chosen Freeholders.

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: Bergen County

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

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

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

The Housing Authority will continue to support and cooperate to fulfill the housing needs within the county and will work together toward one common goal of providing the residents of Bergen County with safe, decent, affordable housing.

(4) (Reserved)

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

To create a stable pool of affordable apartments for eligible seniors.

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

The proposal and selection process are still under review.

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

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

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

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ 39 P 06750106 Replacement Housing Factor Grant No:			Federal FY of Grant:
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administration	1,104			
5	1411 Audit	900			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	45,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	30,000			
10	1460 Dwelling Structures	195,000			
11	1465.1 Dwelling Equipment—Nonexpendable	341,000			
12	1470 Nondwelling Structures	40,000			
13	1475 Nondwelling Equipment	130,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	783,010			
22	Amount of line 21 Related to LBP Activities	N/A			
23	Amount of line 21 Related to Section 504 compliance	N/A			
24	Amount of line 21 Related to Security – Soft Costs	N/A			
25	Amount of Line 21 Related to Security – Hard Costs	N/A			
26	Amount of line 21 Related to Energy Conservation Measures	N/A			

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program No: NJ 39P06750106 Replacement Housing Factor No:				Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ39P067002/BOILING SPRINGS	9-16-07			9-16-09			
NJ39P067004/HIGHLAND VIEW	9-16-07			9-16-09			
NJ39P067006/CARUCCI APTS.	9-16-07			9-16-09			
NJ9P067008/ DAVID F. ROCHE APTS.	9-16-07			9-16-09			
MANAGEMENT IMPROVEMENTS	9-16-07			9-16-09			

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

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of Bergen County				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
NJ39 P067002/BOILING SPRINGS	Annual Statement	170,000	237,410	212,410	172,410
NJ39 P067004/HIGHLAND VIEW		167,000	151,580	162,000	120,000
NJ39P067005/RAMSEY/MAHWAH		77,000	60,000	60,000	80,000
NJ39P067006/CARUCCI APTS.		151,674	98,156	108,570	106,842
NJ39O067007/MAHWAH		52,710	89,310	93,476	157,204
NJ39P067008/DAVID F. ROCHE		118,072	100,000	100,000	100,000
B. Physical Improvements Subtotal			736,456	736,456	736,456
C. Management Improvements		0			
D. PHA-Wide Nondwelling Structures and Equipment					
E. Administration		1,554	1,554	1,554	1,554
F. Other Audit Fees & Cost		45,000	45,000	45,000	45,000
G. Operations					
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CGP Funds					
L. Total Non-CGP Funds					
M. Grand Total		783,010	783,010	783,010	783,010
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

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

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ 39 P 06750105 Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0		
2	1406 Operations	0	0		
3	1408 Management Improvements	0	0		
4	1410 Administration	1,104	1,104		
5	1411 Audit	900	900	900	900
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	45,000	45,000	45,000	25,420
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	30,000	236,799	237,799	215,366
10	1460 Dwelling Structures	155,000	97,883	27,883	36,870
11	1465.1 Dwelling Equipment—Nonexpendable	381,006	270,055	64,753	11,723
12	1470 Nondwelling Structures	40,000	24,769	4,769	
13	1475 Nondwelling Equipment	130,000	106,500		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	783,010	783,010	783,010	783,010
22	Amount of line 21 Related to LBP Activities	N/A			
23	Amount of line 21 Related to Section 504 compliance	N/A			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ 39 P 06750105 Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs	N/A			
25	Amount of Line 21 Related to Security – Hard Costs	N/A			
26	Amount of line 21 Related to Energy Conservation Measures	N/A			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program No: NJ 39P06750105 Replacement Housing Factor No:				Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ39P067002 BOILING SPRINGS	9-16-06			9-16-08			
NJ39P067004 HIGHLAND VIEW	9-16-06			9-16-08			
NJ39P067006 CARUCCI APTS.	9-16-06			9-16-08			
NJ9P067008 DAVID F. ROCHE	9-16-06			9-16-08			
MANAGEMENT IMPROVEMENTS	9-16-06			9-16-08			

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

**Annual Statement/Performance and Evaluation Report
Part II: Supporting Pages
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
2005 CAPITAL FUND (YEAR 6)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39	<u>DWELLING STRUCTURE</u>							
P067-002/	WATER HEATER	1460	1	10,000				
	ELVATOR CABIN			20,000				
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
BOILING SPRINGS	KITHCHEN CABINETS FOR HANDICAP UNITS	1465.1	20	25,000				
	BATHROOM RENOVATIONS	1465.1	20	45,000				
	ZONELINES		10	5,000				
	CARPETING-APTS		15	10,000				
	<u>NON DWELLING STRUCTURES</u>							
	SPRINKLER SYSTEM	1470	1	20,000				
	<u>NON DWELLING EQUIPMENT</u>							
	CARPETING-COMMON AREAS	1475	1	10,000				
	IMPORVE INTERCOM/PA SYSTEM		1	10,000				
	IMPROVE ALARM/PULLCORD SYSTEM		1	10,000				
	TOTAL NJ39 P067-002			<u>\$165,000</u>	<u>\$0</u>	<u>\$0</u>	\$0.00	\$0

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

NJ 39 P067-004/ HIGHLAND VIEW APTS.	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>						
	CARPETING	1465.1		10,000	\$0	0.00	
	BATHROOM RENOVATIONS		30	40,000			
	<u>NON DWELLING STRUCTURES</u>						
	LAUNDRY ROOM HEATING	1470	1	10,000			
	<u>DWELLING STRUCTURE</u>						
	CONVERSION FROM ELECTRIC TO GAS HOT WATER	1460	1	20,000	\$0	0.00	
	ELVATOR CABIN			20,000			
	<u>NON DWELLING EQUIPMENT</u>	1475					
	IMPORVE INTERCOM/PA SYSTEM		1	10,000			
	IMPROVE ALARM/PULLCORD SYSTEM		1	10,000			
	REPLACE WASTE LINES		1	20,000			
	TOTAL NJ39 P067-004			\$140,000	\$0	\$0	\$0

Signature of Executive Director and Date	JACK R. D'AMBROSIO JR., ESQ. 10/20/2004	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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1. To be completed for the Performance and Evaluation Report or a Revised Statement. Page 2 of 6 form HUD-52837 (9/98)

2. To be completed for the Performance and Evaluation Report. ref Handbook 7485.3

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

Annual Statement/Performance and Evaluation Report
Part II: Supporting Pages
Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
2005 CAPITAL FUND (YEAR 6)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39	<u>SITE IMPROVEMENTS</u>							
P067-005/ RAMSEY & MAHWAH	SIDEWALK/PARKING LOT	1450	1	20,000				
	<u>DWELLING STRUCTURE</u>							
	WATER HEATER	1460	1	15,000				
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	KITCHEN CABINETS	1465.1	12	20,000				
	LINOLEUM/FLOORING		15	10,000				
	REPLACE PIPES WITH COPPER		1	15,000				
				<u>\$80,000</u>	<u>\$0</u>	\$0	\$0.00	
NJ 39	<u>DWELLING STRUCTURES</u>							
P067-006/ CARUCCI APTS.	BOILER	1460	1	15,000				
	CAULKING EXTERIOR WINDOWS			20,000				
	ELEVATOR CABIN			25,000				
	<u>NON DWELLING STRUCTURES</u>							
	CARPETNG	1470	1	10,000	0	0.00		
	<u>NON DWELLING EQUIPMENT</u>	1475						
	IMPORVE INTERCOM/PA SYSTEM		1	10,000				
	IMPROVE ALARM/PULLCORD SYSTEM		1	10,000				

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

<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
BATHROOM RENOVATIONS	1465.1	10	30,000	-			
KITCHENS		10	<u>10,000</u>				
TOTAL NJ39 P067-006			<u>\$130,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	

Signature of Executive Director and Date

JACK R. D'AMBROSIO JR., ESQ.

10/20/2004

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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form HUD-52837 (9/98)

2. To be completed for the Performance and Evaluation Report.

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report Part II: Supporting Pages Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development Office of Public and Indian Housing 2005 CAPITAL FUND (YEAR 6)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39 P067-007/ MAHWAH	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u> REPLACE PIPES WITH COPPER LINOLEUM/FLOORING DECK KITHCHEN CABINETS <u>DWELLING STRUCTURES</u> BOILER	1465.1 1460	1 1 10 20 10	20,000 10,000 15,951 25,000 10,000				

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

	<u>SITE IMPROVEMENTS</u>						
	SIDEWALK/PARKING LOT	1450	1	10,000			
		1470					
	TOTAL NJ39 P067-005			<u>\$90,951</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
			-	-			
NJ 39	<u>DWELLING STRUCTURES</u>						
P067-008	ELEVATOR CABIN	1460	1	\$30,000			
DAVID F.	BOILER		1	10,000			
ROCHE							
APTS.							
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>						
	BATHROOM RENOVATIONS	1465.1	33	\$35,055			
	CARPETING			15,000			
	<u>NON DWELLING EQUIPMENT</u>						
	IMPROVE INTERCOM/PA SYSTEM	1475	1	20,000			
	IMPROVE ALARM/PULLCORD SYSTEM		1	20,000			
	TOTAL NJ39 P067-008			<u>\$130,055</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

Signature of Executive Director and Date

JACK R. D'AMBROSIO JR., ESQ.
10/20/2004

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

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form HUD-52837 (9/98)

2. To be completed for the Performance and Evaluation Report.

ref Handbook 7485.3

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

**Annual Statement/Performance and Evaluation Report
Part II: Supporting Pages
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
2005 CAPITAL FUND (YEAR 6)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
				-	-			
PHA WIDE ADMINISTRA- TION FEES & COSTS	SUNDRY	1410.19		\$1,104				
	AUDIT COST FOR CGP	1411	*	\$900				
	A)A & E	1430	*	\$45,000				
	SUB TOTAL			<u>47,004</u>	<u>0</u>	<u>0</u>	<u>0.00</u>	
	GRAND TOTAL			<u>\$783,010</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	

Signature of Executive Director and Date
JACK R. D'AMBROSIO JR., ESQ.
10/20/2004

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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- form HUD-52837 (9/98)
Page 5 of 6 ref Handbook 7485.3

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

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(S)

Comprehensive Grant Program (CGP)

2005 Capital Fund (Year 6)

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Year 1	Work Statement for Year <u> 2 </u> FFY: <u> 2007 </u>			Work Statement for Year <u> 3 </u> FFY: <u> 2008 </u>		
FFY:	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual	NJ39 PO67-002/BOILING SPRGS GARDEN			NJ39 PO67-002/BOILING SPRGS GARDEN		
	SPRINKLER SYSTEM	25%	10,000	SPRINKLER SYSTEM	25%	50,000
	ZONELINES	50	15,000	IMPROVE INTERCOM/PA SYSTEM	50%	25,000
	COMMON AREA FIRE SPRINKLER	50%	20,000	ZONELINES	20%	35,000
	WATER HEATER	100%	15,000	REPLACE WASTE LINES	5%	25,000
	CARPETING	10%	20,000	REPLACE POTABLE WATER LINES	5%	25,000
	KITCHEN CABINETS FOR HANDICAP UNITS	100	20,000	BASEBOARD HEAT-CONVERT TO GAS	5%	45,000
	IMPROVE INTERCOM/PA SYSTEM	50%	20,000	INDIVIDUAL METERS	5%	7,410
	IMPROVE ALARM SYSTEM	100%	25,000	BATHROOM RENOVATIONS	25%	25,000
	BATHROOM RENOVATIONS	25%	25,000			
	NJ39 PO67-004/HIGHLAND VIEW APTS			NJ39 PO67-004/HIGHLAND VIEW APTS		
	WATER INFILTRATION	50%	25,000	A/C COMMUNITY ROOM	100	15,000
	CONVERSION FROM ELECTRIC TO GAS HOT WATER	17%	10,000	REPLACE POTABLE WATER LINES	17%	34,580
CARPETING-APARTMENTS	90%	15,000	WATER INFILTRATION	50%	25,000	
WATER HEATER	3	7,000	CARPETING-APARTMENTS	90%	25,000	
REPLACE WASTE LINES	20%	20,000	IMPROVE PA/INTERCOM SYSTEM	50%	10,000	
LOBBY UPGRADES	25%	25,000	HALLWAY CEILING TILES	3	17,000	
IMPROVE INTERCOM/PA SYSTEM	50%	20,000	BATHROOM RENOVATIONS	25%	25,000	

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

IMPROVE ALARM SYSTEM	100%	20,000			
BATHROOM RENOVATIONS	25%	25,000			
<u>NJ39 PO67-005/RAMSEY/MAHWAH</u>			<u>NJ39 PO67-005/RAMSEY/MAHWAH</u>		
LINOLEUM/FLOORING	6	10,000	PLAYGROUND	6	10,000
DECK	1	10,000	ROOF	1	20,000
REPLACE PLASTIC PIPES WITH COPPER	14	20,000	KITCHEN CABINETS	30%	30,000
BOILER	3	7,000			
WATER HEATER	5	5,000			
REPLACE SIDEWALK/CURB-PK LOT	50%	25,000			
<u>NJ39 PO67-006/CARUCCI APTS</u>			<u>NJ39 PO67-006/CARUCCI APTS</u>		
HEATER FOR BATHROOM	100%	16,674	KITCHEN	25%	20,000
WINDOW CAULKING	50%	20,000	CARPETING	29	15,000
A/C BASEMENT	1	15,000	BATHROOM(PLUMBING,FLOOR,FIXTURES,ELECTRIC)	4	12,700
BOILER	3	20,000	NEW FIRE ALARM SYSTEM	50%	20,000
CARPETING	3	10,000	BATHROOM RENOVATIONS	25%	25,000
IMPROVE INTERCOM/PA SYSTEM	50%	20,000			
IMPROVE ALARM SYSTEM	50%	25,000			
BATHROOM RENOVATIONS	25%	25,000			
<u>NJ39 PO67-007/MAHWAH</u>			<u>NJ39 PO67-007/MAHWAH</u>		
WATER HEATER	4	4,690	WATER HEATER	4	4,100
DECK	11	20,380	DECK	11	20,000
REPLACE PLASTIC PIPES WITH COPPER	14	17,640	REPLACE PLASTIC PIPES WITH COPPER	14	22,000
BOILER	3	10,000	KITHCEN CABINETS	30%	12,000
			ROOF	1	21,666
<u>NJ39 PO67-008/DAVID F. ROCHE APTS.</u>			BATHROOM CABINETS	30%	15,000
KITCHEN CABINETS	25%	20,000	<u>NJ39 PO67-008/DAVID F. ROCHE APTS.</u>		
CARPETING-APTS	4	11,000	UPGRADE EMERGENCY SYSTEM	50%	15,000
BOILER	5%	10,000	REPLACE POTABLE WATER LINES	10%	35,000

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

REPLACE POTABLE WATER LINES	10%	10,000	KITCHEN CABINETS	25%	25,000
IMPROVE INTERCOM/PA SYSTEM	50%	17,072	BATHROOM RENOVATIONS	25%	25,000
IMPROVE ALARM SYSTEM	100%	25,000			
BATHROOM RENOVATIONS	25%	25,000			
Subtotal of Estimated Cost		736,456			736,456

Page 1 of 2

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(S)
Comprehensive Grant Program (CGP)
2005 Capital Fund (Year 6)

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

Year 1	Work Statement for Year <u>4</u> FFY: <u>2009</u>			Work Statement for Year <u>5</u> FFY: <u>2010</u>	
FFY:	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity
See Annual	NJ39 PO67-002/BOILING SPRGS GARDEN			NJ39 PO67-002/BOILING SPRGS GARDEN	
	SPRINKLER SYSTEM	25%	20,000		
	CARPETING	20%	30,000	CARPTEING	20%
	ZONELINES	20%	35,000	ZONELINES	20%
	REPLACE WASTE LINES	5%	35,000	REPLACE WASTE LINES	5%
	REPLACE POTABLE WATER LINES	25%	32,410	REPLACE POTABLE WATER LINES	25%
	BASEBOARD HEAT-CONVERT TO GAS	5%	35,000	BASEBOARD HEAT-CONVERT TO GAS	5%
	BATHROOM RENOVATIONS	25%	25,000	BATHROOM RENOVATIONS	25%

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

Statement	<u>NJ39 PO67-004/HIGHLAND VIEW APTS</u>			<u>NJ39 PO67-004/HIGHLAND VIEW APTS</u>	
	REPLACE POTABLE WATER LINES	17%	25,000	REPLACE POTABLE WATER LINES	17%
	CONVERSION FROM ELECTRIC TO GAS HOT WATER	5	42,000	CONVERSION FROM ELECTRIC TO GAS HOT WATER	5
	CARPETING-APARTMENTS	90%	25,000	CARPETING-APARTMENTS	50%
	WATER INFILTRATION	15%	45,000	BATHROOM RENOVATIONS	25%
	BATHROOM RENOVATIONS	25%	25,000		
	<u>NJ39 PO67-005/RAMSEY/MAHWAH</u>			<u>NJ39 PO67-005/RAMSEY/MAHWAH</u>	
	LINOLEUM/FLOORING		20,000	LINOLEUM/FLOORING	
	KITCHEN CABINETS	30%	25,000	KITCHEN CABINETS	20%
	BATHROOM RENOVATIONS	30%	15,000	BATHROOM CABINETS	20%
				WATER HEATERS	5
				SITE WORK	25%
	<u>NJ39 PO67-006/CARUCCI APTS</u>			<u>NJ39 PO67-006/CARUCCI APTS</u>	
	KITCHEN	25%	29,658	KITCHEN	25%
	CARPETING	29	25,000	CARPETING	29
	BATHROOM RENOVATIONS	4	53,912	BATHROOM RENOVATIONS	40%
	<u>NJ39 PO67-007/MAHWAH</u>			<u>NJ39 PO67-007/MAHWAH</u>	
	WATER HEATER	4	10,000	WATER HEATER	14

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

DECK	11	15,456	DECK	20
REPLACE PLASTIC PIPES WITH COPPER	14	38,020	REPLACE PLASTIC PIPES WITH COPPER	14
BOILER	3	30,000	KITCHEN CABINETS	30%
			BATHROOM CABINETS	30%
			SITE WORK	50%
<u>NJ39 PO67-008/DAVID F. ROCHE APTS.</u>			<u>NJ39 PO67-008/DAVID F. ROCHE APTS.</u>	
UPGRADE EMERGENCY SYSTEM	50%	15,000	BATHROOM RENOVATIONS	25%
CARPETING	25%	20,000	A/C BEDROOMS	25%
BATHROOM RENOVATIONS	50%	40,000	CARPETING	10%
KITCHEN CABINETS	25%	25,000	KITCHEN CABINETS	25%
		736,456		

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

**Annual Statement/Performance and Evaluation Report
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Comprehensive Grant Program (CGP)**

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

2004 CAPITAL FUND (YEAR 5)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39	<u>DWELLING STRUCTURE</u>							
P067-002/ BOILING SPRINGS	WATER HEATER	1460	1	10,000	0	0	0	
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	KITCHEN CABINETS FOR HANDICAP UNITS	1465.1	20	25,000	27,883	27,883	0	
	BASEBOARD HEAT-CONVERT TO GAS			20,000	0			
	BATHROOMS (PLUMBING, FLOOR, FIXTURES, ELECTRIC)	1465.1	20	45,000	35,000	0	0	
	ZONELINES		10	5,000	5,000	0	0	
	CARPETING-APTS		15	10,000	10,000	0	0	
	<u>NON DWELLING STRUCTURES</u>							
	SPRINKLER SYSTEM	1470	1	20,000	20,000	0	0	
	<u>NON DWELLING EQUIPMENT</u>							
	CARPETING-COMMON AREAS	1475	1	10,000	10,000		0	
	IMPORVE INTERCOM/PA SYSTEM		1	10,000	10,000	0	0	
	IMPROVE ALARM/PULLCORD SYSTEM		1	10,000	10,000	0	0	
	TOTAL NJ39 P067-002			<u>\$165,000</u>	<u>\$127,883</u>	<u>\$27,883</u>	\$0.00	

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NJ 39	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>						
P067-004/ HIGHLAND VIEW APTS.	CARPTEING	1465.1		10,000	\$10,000	0	0
	BATHROOMS (PLUMBING, FLOOR, FIXTURES, ELECTRIC)		30	40,000	35,000	0	0
	<u>NON DWELLING STRUCTURES</u>						
	LAUNDRY ROOM HEATING	1470	1	10,000	0	0	0
	<u>DWELLING STRUCTURE</u>						
	CONVERSION FROM ELECTRIC TO GAS HOT WATER	1460	1	20,000	0	0	0
	<u>NON DWELLING EQUIPMENT</u>	1475					
	IMPORVE INTERCOM/PA SYSTEM		1	10,000	\$10,000	0	0
	IMPROVE ALARM/PULLCORD SYSTEM		1	10,000	\$10,000	0	0
	REPLACE WASTE LINES		1	20,000	0		
	TOTAL NJ39 P067-004			\$120,000	\$65,000	\$0	\$0

Signature of Executive Director and Date
 JACK R. D'AMBROSIO JR.,
 ESQ.
 13-Jan-05

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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 2. To be completed for the Performance and Evaluation Report. form HUD-52837 (ref Handbook 74)

U.S. Department of Housing

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2004 CAPITAL FUND (YEAR 5)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39 P067-005/ RAMSEY & MAHWAH	<u>SITE IMPROVEMENTS</u>							
	SIDEWALK/PARKING LOT	1450	1	20,000	129,116	129,116	107,683	
	<u>DWELLING STRUCTURE</u>							
	WATER HEATER	1460	1	15,000	0	0	0	
	-							
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	KITCHEN CABINETS	1465.1	12	20,000	15,000	0	0	
LINOLEUM/FLOORING		15	10,000	10,000	0	0		
REPLACE PIPES WITH COPPER		1	15,000	0	0	0		
				<u>\$80,000</u>	<u>\$154,116</u>	\$129,116	\$107,683	
NJ 39 P067-006/ CARUCCI APTS.	<u>DWELLING STRUCTURES</u>							
	BOILER	1460	1	15,000	0	0	0	
	CAULKING EXTERIOR WINDOWS			20,000	20,000	0	0	
	ELEVATOR CABIN			25,000	20,000	0	0	
	<u>NON DWELLING STRUCTURES</u>							
	CARPETNG	1470	1	10,000	0	0	0	
	<u>NON DWELLING EQUIPMENT</u>	1475						
IMPORVE INTERCOM/PA SYSTEM		1	10,000	10,000	0	0		
IMPROVE ALARM/PULLCORD SYSTEM		1	10,000	6500	0	0		

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

<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
BATHROOMS (PLUMBING, FLOOR, FIXTURES, ELECTRIC)	1465.1	10	30,000	22,117	0	0	
KITCHENS		10	<u>10,000</u>	36,870	36,870.00	36,870	
TOTAL NJ39 P067-006			<u>\$130,000</u>	<u>\$115,487</u>	<u>\$36,870</u>	<u>\$36,870</u>	
Signature of Executive Director and Date	JACK R. D'AMBROSIO JR., ESQ.		Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
	13-Jan-05						

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2004 CAPITAL FUND (YEAR 5)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39 P067-007/ MAHWAH	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	REPLACE PIPES WITH COPPER	1465.1	1	20,000	\$0	0	0	
	LINOLEUM/FLOORING		1	10,000	\$10,000	0	0	
	DECK		10	15,951	0	0	0	
	KITHCHEN CABINETS		20	25,000	15,000	0	0	
	<u>DWELLING STRUCTURES</u>							
	BOILER	1460	10	10,000	0	0	0	

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

	<u>SITE IMPROVEMENTS</u>						
	SIDEWALK/PARKING LOT	1450	1	10,000	107,683	107,683	107,683
	<u>NON DWELLING STRUCTURES</u>						
	CCTV	1470			4,769	4,769	11,723
	TOTAL NJ39 P067-005			<u>\$90,951</u>	<u>\$137,452</u>	<u>\$112,452</u>	<u>\$119,406</u>
				-	-		
NJ 39	<u>DWELLING STRUCTURES</u>						
P067-008	ELEVATOR CABIN	1460	1	\$30,000	\$30,000	0	0
DAVID F.	BOILER		1	10,000	0	0	0
ROCHE							
APTS.	-						
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>						
	BATHROOMS (PLUMBING, FLOOR, FIXTURES, ELECTRIC)	1465.1	33	\$35,055	23,185	0	0
	REPLACE POTABLE WATER LINES			20,000	0	0	0
	CARPETING			15,000	15,000	0	0
	<u>NON DWELLING EQUIPMENT</u>						
	IMPORVE INTERCOM/PA SYSTEM	1475	1	20,000	20,000	0	0
	IMPROVE ALARM/PULLCORD SYSTEM		1	20,000	20,000	0	0
	TOTAL NJ39 P067-008			<u>\$150,055</u>	<u>\$108,185</u>	<u>\$0</u>	<u>\$0</u>

Signature of Executive Director and Date

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13-Jan-05

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE ADMINISTRAT- TION	SUNDRY	1410.19		\$1,104	1,104	0	0	
	AUDIT COST FOR CGP	1411	*	\$900	\$900	900	900	
FEES & COSTS	A)A & E	1430	*	\$45,000	\$45,000	\$45,000	\$25,420	
	SUB TOTAL			<u>\$47,004</u>	<u>\$47,004</u>	<u>\$45,900</u>	<u>\$26,320</u>	
	GRAND TOTAL			<u>\$783,010</u>	<u>\$755,127</u>	<u>\$352,221</u>	<u>\$290,279</u>	

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