

**PHA Plans**  
**Streamlined Annual**  
**Version**

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

OMB No. 2577-0226  
(exp. 05/31/2006)

---

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 for certain types of 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 Annual PHA Plan**  
**for Fiscal Year: 2007**

**PHA Name: Carteret Housing Authority**

**Eric Chubenko, Executive Director**

Telephone: 732-541-6800  
Fax: 732-541-2867

Prepared by:

E & L Management Solutions, Jersey City, NJ  
201-435-7217  
lauwj@aol.com

**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.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Carteret Housing Authority

**PHA Number:** NJ 047

**PHA Fiscal Year Beginning:** 01/2007

**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:				

**PHA Plan Contact Information:**

Name: Eric Chubenko      Phone: 201-541-6800  
 TDD:      Email (if available):

**Public Access to Information**

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

PHA's main administrative office   
  PHA's development management offices

## Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.  Yes  
 No.

If yes, select all that apply:

- Main administrative office of the PHA  
 PHA development management offices  
 Main administrative office of the local, county or 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 Annual PHA Plan

**Fiscal Year 2006**

[24 CFR Part 903.12(c)]

### Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

#### A. PHA PLAN COMPONENTS

1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**  
 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**  
 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**  
 4. Project-Based Voucher Programs

- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076**, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;  
For PHAs Applying for Formula Capital Fund Program (CFP) Grants:  
**Form HUD-50070**, *Certification for a Drug-Free Workplace*;  
**Form HUD-50071**, *Certification of Payments to Influence Federal Transactions*; and  
**Form SF-LLL & SF-LLLa**, *Disclosure of Lobbying Activities*.

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? NO

2. If yes, complete the following table; if not skip to B.

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

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:

**B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component. **None planned**

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)

## **2. Capital Improvement Needs**

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

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  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.). See Cap Fund Tables and attachment

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

Applicability: 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.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

3. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  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:

5.  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:  
**PHA is considering redevelopment of all senior citizen developments**

**For the purpose of modernization and increasing the number of units.**

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

(if applicable) [24 CFR Part 903.12(c), 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? 5

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:

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

Conduct meetings with interested participants  
Seek community and private sector based support services  
Continue homeownership counseling

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):

- Establishing a minimum homeowner down payment 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1.  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:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

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

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

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

## **6. Supporting Documents Available for Review for Streamlined 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X 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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on 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
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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 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
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	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
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing	Annual Plan: Conversion of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Act of 1937, or Section 33 of the US Housing Act of 1937.	
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	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
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Housing Authority of the Borough of Carteret	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
--	---	---------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	40,000.00			
3	1408 Management Improvements	40,000.00			
4	1410 Administration	42,700.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,284.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	2,000.00			
10	1460 Dwelling Structures	114,070.00			
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	157,954.00			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	427,008.00			
22	Amount of line 21 Related to LBP Activities				

## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the Borough of Carteret	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2007</b>
--	--	--

Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:     )

Performance and Evaluation Report for Period Ending:      Final Performance and Evaluation Report

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

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

PHA Name: Housing Authority of the Borough of Carteret		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Operations	1406		40,000.00				
PHA-WIDE	Management Improvements	1408		40,000.00				
PHA-WIDE	Administration	1410		42,700.00				
	Fees and Costs	1430		16,284.00				
PHA-WIDE	Modernization coordinator	1430		3,500.00				
PHA-WIDE	A/E Fees	1430		12,784.00				
	Dwelling Structures	1460						
NJ 47-4	Kitchens Phase I			114,070.00				
PHA-WIDE	Dwelling equipment Non-Ex	1465		4,000.00				
PHA-WIDE	Non-Dwelling equip	1475		10,000.00				

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

PHA Name: Housing Authority of the Borough of Carteret		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Debt Service	1501		157,954.00				
PHA-WIDE	Site Improvement	1450		2,000.00				



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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
--------------------------------------	---	------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/2006  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	40,00000			
3	1408 Management Improvements Soft Costs	40,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	42,700.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,284.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	2,000.00			
10	1460 Dwelling Structures	114,070.00			
11	1465.1 Dwelling Equipment— Nonexpendable	4,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
--------------------------------------	---	------------------------------

Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no:    )  
 Performance and Evaluation Report for Period Ending: 6/2006  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	157,954.00			
	Amount of Annual Grant: (sum of lines 2-20)	427,008.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Obligated Expended	Status of Work
					Original	Revised		
	Management Improvements		1408		40,00000			
PHA-Wide	Administration		1410		42,700.00			
PHA-Wide	Operations		1406		40,000.00			
PHA-Wide	Fees and Costs		1430		16,284.00			
	Modernization Coordinator		1430		3,500.00			
	A/E Fees		1430		12,784.00			
	Dwelling Structures		1460		114,070.0			
NJ47-4	Kitchens				114,070.0			
PHA-Wide	Dwelling Equipment		1465.1		4,000.00			
PHA-Wide	Non-Dwelling Equipment		1475		10,000.00			
PHA-Wide	Debt Service		1501		157,954.0			



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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--------------------------------------	---	------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 06/30/2006  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	48,272.00	48,272.00		
3	1408 Management Improvements Soft Costs	33,791.00	33,000.00		
	Management Improvements Hard Costs				
4	1410 Administration	48,272.00	48,272.00	42,005.00	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	21,170.00	20,000.00	14,360.00	14,360.00
8	1440 Site Acquisition				
9	1450 Site Improvement	2,000.00	2,000.00	0	0
10	1460 Dwelling Structures	166,730.65	158,740.40	748.75	748.75
11	1465.1 Dwelling Equipment— Nonexpendable	2,000.00	9,183.00		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,000.00	5,308.25	5,308.25	5,308.25
14	1485 Demolition				
15	1490 Replacement Reserve				

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--------------------------------------	---	------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 06/30/2006  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	157,953.35	157,953.35	157,953.35	157,953.35
	Amount of Annual Grant: (sum of lines 2-20)	482,729.00	482,729.00	226,375.35	178,370.35
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Obligated Expended		Status of Work
					Original	Revised			
	Management Improvements		1408		33,791.00	33,000.00	18,420.46	18,420.46	
PHA-Wide	Administration		1410		48,272.00	48,272.00	48,272.00	0	
PHA-Wide	Operations		1406		48,272.00	48,272.00	48,272.00	48,272.00	
PHA-Wide	Fees and Costs		1430		21,710.00	20,000.00	14,990.00	14,990.00	
PHA- Wide	Site Improvements		1450		2,000.00	2,000.00	0	0	
PHA Wide	Dwelling Structures		1460		166,730.0	158,740.4 0	6,638.97	6,638.97	
PHA-Wide	Dwelling Equipment		1465.1		2,000.00	9,183.00	9,183.00	9,183.00	
PHA-Wide	Non-Dwelling Equipment		1475		2,000.00	5,308.25	5,308.25	5,308.25	
PHA-Wide	Debt Service		1501		157953.35	157953.35	157953.35	157953.35	



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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--------------------------------------	---	------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 06/30/2006  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	50,334.00	50,334.00	0
3	1408 Management Improvements Soft Costs	5,000.00	5,000.00	5,000.00	0
	Management Improvements Hard Costs				
4	1410 Administration	50,334.00	50,334.00	50,334.00	50,334.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,354.00	30,000.00	10,683.49	750.00
8	1440 Site Acquisition				
9	1450 Site Improvement	0	2,000.00	0	0
10	1460 Dwelling Structures	261,350.00	255,278.69	224,065.08	224,065.08
11	1465.1 Dwelling Equipment— Nonexpendable	3,679.00	18,149.98	18,149.98	18,149.98
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000.00	16,185.61	16,185.61	16,185.61
14	1485 Demolition				
15	1490 Replacement Reserve				

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

PHA Name: Carteret Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P04750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--------------------------------------	---	------------------------------

Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no:    )  
 Performance and Evaluation Report for Period Ending: 06/30/2006  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	142,624.00	76,058.72	76,058.72	76,058.72
	Amount of Annual Grant: (sum of lines 2-20)	503,341.00	503,341.00	450,710.58	385,534.39
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				

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

PHA Name: Carteret Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04750104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Obligated Expended		Status of Work
					Original	Revised			
PHA-Wide	Management Improvements		1408		5,000.00	5,000.00	5,000.00	0	
PHA-Wide	Administration		1410		50,334.00	50,334.00	50,334.00	50,334.00	
PHA-Wide	Operations		1406		0	50,334.00	0	0	
PHA-Wide	Fees and Costs		1430		30,354.00	30,000.00	10,683.49	750.00	
PHA-Wide	Site Improvement		1450		0	2000.00	0	0	
PHA Wide	Dwelling Structures		1460		261350.00	255278.69	224065.08	224065.08	
PHA-Wide	Dwelling Equipment		1465.1		3,679.00	18,149.98	18,149.98	18,149.98	
PHA-Wide	Non-Dwelling Structures		1475		10,000.00	16,185.61	16,185.61	16,185.61	
PHA-Wide	Debt Service		1501		142624.00	76,058.72	76,058.72	76,058.72	



PHA Name:  
HA Code:

Streamlined Annual Plan for Fiscal Year 20\_\_

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the Borough of Carteret				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant:2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
PHA-WIDE					
1406 Operations		40,000.00	40,000.00	40,000.00	40,000.00
Mgt Imprv		40,000.00	40,000.00	40,000.00	40,000.00
Administration		42,700.00	42,700.00	42,700.00	42,700.00
Dwelling Equip		4,000.00	4,000.00	4,000.00	4,000.00
Non Dwelling Equip		10,000.00	10,000.00	10,000.00	10,000.00
Dwelling Struct		114,070.00	114,070.00	114,070.00	114,070.00
Site Imprv		2,000.00	2,000.00	2,000.00	2,000.00
Mod Coord		3,000.00	3,000.00	3,000.00	3,000.00
A/E Fees		13,284.00	13,284.00	13,284.00	13,284.00
Debt Service		157,954.00	157,954.00	157,954.00	157,954.00
Total CFP Funds (Est)		427,008.00	427,008.00	427,008.00	427,008.00





**Attachment nj047k**  
**CARTERET HOUSING AUTHORITY-CAPITAL LEVERAGING PROCEEDS**

The Carteret Housing Authority is participating in a New Jersey PHA Capital Fund Leveraging Pool and is projecting to utilize its annual Capital Fund allocation commencing in FY2004 to leverage \$1,994,335.72 through a bond issuance, which will be utilized to provide for mass renovations and modernization to the public housing sites as outlined below. The annual debt services payments are projected to commence with the FY2004 funding for a 20 year period and are projected at \$157,953.35 annually.

**DWELLING STRUCTURES**

**Edward J. Dolan Homes 47-1**

Louvers remove plywood-install new, size 1'-6"x2'-8" with st. stl. insect screen 170 @ \$200  
\$34,000  
Foundation stucco 3680 sf. x \$5.00/sf.  
\$18,400  
Demolition of existing furnace room/basements/chimneys 9 buildings  
\$35,000  
Brackets for porch roofs - 90 pairs @ \$400  
\$36,000

**Victoria Copeland Homes 47-3**

Roofing Replacement – 2 buildings	\$45,000
Paint and service fire escapes	\$15,000
Painting of aluminum siding	\$20,000

**Jeanette Smith – General Repairs 47-4**

*Windows* (manufactured by Royal \$53,552.50 + install with trim \$38,000 by G.C.)  
\$91,600  
2'-8" x 3'-2" = qty. (52)      2'-0" x 3'-2" = qty. (50)      2'-8" x 5'-2" = qty. (35)  
3'-0" x 4'-2" = qty. (57)      Dbl 5'-4" x 4'-2" = qty. (19)      Dbl 4'-8" x 4'-2" = qty. (31)

Roofing Replacement	\$225,000
Paint and service fire escapes	\$12,000
Vinyl Siding	\$175,000

**Sam Sica 47-5**

Roof Replacement	\$245,000
Column Wraps porches	\$50,000
Rear doors qty. (72) x \$750	\$54,000
Storm doors qty. (72) x \$250	\$18,000
Mechanical room doors qty. (36) X \$750	\$27,000
Exterior light fixtures for porches	\$9,000

**TOTAL DWELLING STRUCTURES CAPITAL LEVERAGING      \$1,110,000.00**

## **SITE IMPROVEMENTS**

### **Edward J. Dolan Homes 47-1**

Concrete and Bitumen  
\$275,000

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

### **Sam Sica 47-5**

Concrete and Bitumen --- \$60,000

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

### **Jeanette Smith Grounds 47-4**

Concrete and Bitumen --- \$75,000

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

### **Victoria Copeland Homes 47-3**

Concrete and Bitumen --- \$50,000

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

### **Joseph Hermann Gardens 47-2**

Concrete and Bitumen --- \$100,000

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

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

1)JSV (\$30,000)      2)VCH (\$30,000)      3)Hermann Gardens (\$30,000)  
4)Sam Sica (\$40,000)      5) Dolan Homes (\$50,000)

**TOTAL SITE IMPROVEMENTS CAPITAL LEVERAGING \$740,000.00**

**BREAKDOWN**

Fees and Costs	144,335.72
Dwelling Structure	1,110,000.00
Site Improvements	740,000.00

**TOTAL FOR FY2004                      \$1,994,335.72**

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

**Attachment nj047a**  
**Deconcentration Policy for Required Developments**