

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

PHA Plans

5 Year Plan for Fiscal Years 2007 – 2011
Annual Plan for Fiscal Year 2007
Pleasantville Housing Authority

AMENDED

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

**PHA Plan
Agency Identification**

PHA Name: Pleasantville Housing Authority

PHA Number: NJ 059

PHA Fiscal Year Beginning: (mm/yyyy) April 2007

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2007 - 2011
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: **100+**
 - Reduce** public housing vacancies: **to zero**
 - Leverage private or other public funds to create additional housing opportunities: **dollar for dollar**
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) **to 100%**
 - Improve voucher management: (SEMAP score) **to 100%**
 - Increase customer satisfaction: **to 100%**
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) **achieve and maintain 100% voucher unit inspection level**
 - Renovate or modernize public housing units: **100% units in need of same**
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers: **AS NEEDED**
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: **to 100% of participants in need of same**
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards **as required by market conditions**
- 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: **where necessary**
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **where necessary**
- Implement public housing security improvements: **100% as needed**
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families: **by 100%**
- Provide or attract supportive services to improve assistance recipients' employability: **by 100%**

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
The PHA intends to continue its acclaimed Campus of Learners Program

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **100% accessibility**
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: **100% effort**
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **100% effort**
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
 [24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

SEE ATTACHMENT A

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- (C)** FY 2007 Capital Fund Program Annual Statement 2007 and P&E Reports for all open programs
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**)

Optional Attachments:

- PHA Management Organizational Chart
- (D)** FY 2007 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan

- (E) Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - A Executive Summary
 - A-1 Five Year Plan: Progress Statement
 - B Summary of Policy and Program Changes
 - C (see above)
 - D (see above)
 - E (see above)
 - F Membership of the Resident Advisory Board
 - G Resident Membership on the PHA Governing Board
 - H Statement of Consistency with Consolidated Plan
 - I PHA Criteria for Amendments to Plan
 - J PHA Organization Chart

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input 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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	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	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	conversion plans prepared pursuant to section 059 of the 1996 HUD Appropriations Act	
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	PET POLICY	Annual Plan: Pet Policy
X	COMMUNITY SERVICE REQUIREMENTS (INCORPORATED IN ADMISSIONS & OCCUPANCY POLICY)	Annual Plan: Community Service

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Qualit-y	Access-ibility	Size	Loca-tion
Income <= 30%	3077	5	4	3	4	3	4

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Qualit-y	Access-ibility	Size	Loca-tion
of AMI							
Income >30% but <=50% of AMI	3034	5	4	3	4	3	4
Income >50% but <80% of AMI	4744	4	3	3	3	3	4
Elderly	14,870	4	3	3	3	2	4
Families with Disabilities	NO DATA AVAIL	-	-	-	-	-	-
Race/Ethnicity – Black	43,895	4	3	3	3	3	4
Race/Ethnicity – Hispanic	30,610	5	4	3	4	3	4
Race/Ethnicity – White	171,941	5	4	3	4	3	4
Race/Ethnicity - Other	15,598	5	4	3	4	3	4

***Figures reflect total population throughout Atlantic County; no specific information is provided concerning the number of “renters” within each population.**

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2006
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	31		8
Extremely low income <=30% AMI	18	58.0%	
Very low income (>30% but <=50% AMI)	10	32.3%	
Low income (>50% but <80% AMI)	3	9.7%	
Families with children	0	0.0%	
Elderly families	26	83.9%	
Families with Disabilities	5	16.1%	
Race/ethnicity – WHITE/NON-HISPANIC	7	22.6%	
Race/ethnicity – BLACK/NON-HISPANIC	16	51.6%	
Race/ethnicity – HISP.	7	22.6%	
Race/ethnicity - OTHER	1	3.2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	27	87.1%	

Housing Needs of Families on the Waiting List			
2 BR	4	12.9%	
3 BR			
4 BR			
5 BR			
5+ BR			
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	17		5
Extremely low income <=30% AMI	13	76%	
Very low income (>30% but <=50% AMI)	4	24%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	16	94%	
Elderly families	1	6%	
Families with Disabilities	1	6%	
Race/ethnicity – BLACK/NON-HISPANIC	13	76%	
Race/ethnicity – WHITE/NON-	1	6%	

Housing Needs of Families on the Waiting List			
HISPANIC			
Race/ethnicity – HISP.	3	18%	
Race/ethnicity - OTHER	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	NA		
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 3 MONTHS			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	985,992	
b) Public Housing Capital Fund	310,977	
c) HOPE VI Revitalization	13,446,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,277,211	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	90,617	PUBLIC HOUSING CAPITAL IMPROVEMENTS
i) HOME		
Other Federal Grants (list below)		
NEIGHBORHOOD NETWORK	200,000	SUPPORTIVE SERVICES
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	396,780	PUBLIC HOUSING OPERATIONS
4. Other income (list below)		
INTEREST	55,000	PUBLIC HOUSING OPERATIONS
4. Non-federal sources (list below)		
Total resources	\$16,762,577	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) **WITHIN 3 MONTHS**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office

Other (list below)

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 Residents who live 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)
- 4 Non- Residents who work in the jurisdiction

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

N/A

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

Other (list below)

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

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

List (any applicable) developments below:

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

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

List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

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

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

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

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

A FAMILY MAY REQUEST AN EXTENSION OF THE VOUCHER TIME PERIOD; ALL SUCH REQUESTS MUST BE RECEIVED PRIOR TO THE EXPIRATION DATE OF THE APPLICABLE VOUCHER. EXTENSIONS ARE PERMISSIBLE AT THE SOLE DISCRETION OF THE PHA FOR A MAXIMUM PERIOD OF 120 DAYS. THE PHA GRANTS EXTENSIONS PRIMARILY FOR THE FOLLOWING REASONS:

- 1) EXTENUATING CIRCUMSTANCES SUCH AS HOSPITALIZATION OF A FAMILY MEMBER FOR AN EXTENDED PERIOD OF TIME WHICH HAS ADVERSELY AFFECTED THE FAMILY'S ABILITY TO SEARCH FOR A SUITABLE RENTAL UNIT WITHIN THE INITIAL 60-DAY PERIOD (VERIFICATION OF INABILITY IS REQUIRED);
- 2) THE PHA IS SATISFIED THAT THE FAMILY HAS MADE REASONABLE EFFORTS TO LOCATE A SUITABLE RENTAL UNIT DURING THE INITIAL 60-DAY PERIOD. A COMPLETED SEARCH RECORD IS REQUIRED.
- 3) THE FAMILY WAS PREVENTED FROM FINDING A SUITABLE UNIT DUE TO DISABILITY ACCESSIBILITY REQUIREMENTS. THE SEARCH RECORD IS PART OF THE REQUIRED VERIFICATION.

THE PHA GRANTS EXTENSIONS IN ONE OR MORE INCREMENTS. UNLESS APPROVED BY THE EXECUTIVE DIRECTOR, NO MORE THAN TWO

EXTENSIONS OF 30 DAYS OR LESS WILL BE GRANTED. THE PHA WILL NOT REQUEST HUD APPROVAL TO EXTEND A VOUCHER BEYOND AN ADDITIONAL 60 DAYS.

(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 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)
 - X Non-residents who work in jurisdiction

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these

choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs N/A

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

N/A

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. **SEE ATTACHMENT J**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	130	8
Section 8 Vouchers	245	5
Section 8 Certificates	MERGED WITH VOUCHER	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	
Public Housing Drug Elimination Program		

(PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

ADMISSIONS AND CONTINUED OCCUPANCY POLICY
PEST CONTROL POLICY
MAINTENANCE POLICY

(2) Section 8 Management: (list below)

SECTION 8 ADMINISTRATIVE PLAN

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 PHA development management offices

Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name: WOODLAND TERRACE

2. Development (project) number: NJ059-2

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: WOODLAND TERRACE 1b. Development (project) number: NJ059-2
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved , submitted, or planned for submission: <u>(DD/MM/YY)</u> 23/08/06
5. Number of units affected: NONE (VACANT LAND)
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/07/06

b. Projected end date of activity: 5/11/07

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

[24 CFR Part 903.7 9 (i)]

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

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

***The Pleasantville Housing Authority owns/operates a senior site, Palisades Gardens, which was redesignated as such November 2001.**

2. Activity Description N/A

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

Designation of Public Housing Activity Description	
1a. Development name:	PLEASANTVILLE TOWERS
1b. Development (project) number:	NJ59-1
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> 10/05/07
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 80 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 059 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 059 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

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

Conversion of Public Housing Activity Description
1a. Development name: WOODLAND TERRACE
1b. Development (project) number: NJ059-2
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)

3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) N/A <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 059 are being satisfied by means other than conversion (select one) <input checked="" type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: 5/1/02) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: 12/6/02) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	NEW HOPE HOMEOWNERSHIP
1b. Development (project) number:	NJ059 006
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission:	(DD/MM/YYYY) 04/08/2006
5. Number of units affected:	12
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
After school day care and summer programs				
Campus of learners community technology center				
Girl scouts				
Basketball league				

(2) Family Self Sufficiency program/s N/A

a. Participation Description

Family Self Sufficiency (FSS) Participation		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

PHDEP DISCONTINUED – PHA IS SMALL

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

PHDEP N/A

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

SEE ATTACHMENT M

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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

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

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

SEE ATTACHMENT E

- Other: (list below)

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

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

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) **NOTE: NO RESIDENT ON BOARD OF COMMISSIONERS AS OF 4/30/07**

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance

- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

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

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

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

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

SEE ATTACHMENT H

- Other: (list below)

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

SEE ATTACHMENT H

D. Other Information Required by HUD

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

Attachments

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

ATTACHMENT A: Executive Summary

PLEASANTVILLE HOUSING AUTHORITY AGENCY PLAN EXECUTIVE SUMMARY

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

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

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

- 1) The Authority seeks to extensively renovate/modernize public housing sites; modernization has been identified by the Authority as its most compelling need.
- 2) The Authority seeks to minimize public housing vacancies.
- 3) The Authority seeks to provide or attract supportive services to increase independence for the elderly and families with disabilities.
- 4) The Authority seeks to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or disability.

ATTACHMENT A-1: Five Year Plan: Progress Statement

Pleasantville Housing Authority has made the following progress in meeting its stated goals as expressed in the previously submitted Agency Plan.

- 1) The Authority has utilized Capital Fund monies to renovate/modernize its public housing site, thus addressing the Authority's most pressing need.
- 2) The Authority has implemented a Hope VI Revitalization Grant Program. As of this submission date of our amended Annual Five-Year Plan, the Authority has 95% completed of the Scattered Site Phase II part of the Hope VI program.

ATTACHMENT B: Summary Of Policy And Program Changes

The Pleasantville Housing Authority has made the following changes to its policies and programs since submission of its FY 2006 PHA Agency Plan:

1. The Authority has adopted an amendment to its Public Housing Dwelling Lease to reflect the attachment of a mandatory State of New Jersey notice regarding installation of window guards.
2. The Authority has amended its Section 8 Administrative Plan and its Public Housing Admissions and Continued Occupancy Policy to include thereunder its policy regarding the exclusion from participation in the Section 8 and Public Housing Programs of persons who have committed an act(s) of sexual violence, domestic violence or stalking.
3. The Authority has amended its Section 8 Administrative Plan and its Public Housing Admissions and Continued Occupancy Policy to reflect the implementation by the Authority of HUD's Enterprise Income Verification (EIV) System.
4. The Authority had amended its Section 8 Administrative Plan and its Public Housing Admissions and Continued Occupancy Policy to reflect the HUD mandated changes in policy and procedures pertaining to resident-paid utilities.
5. The Authority has amended its Personnel Policy to reflect recent changes in the policy pertaining to Military Leave.
6. The Authority has adopted an updated policy regarding the retention and disposition of public records.

ATTACHMENT C: Capital Fund Program 2007 Annual Statement Parts I, II, and III and P&E Reports for Open CFPs

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NJ39P05950107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,200			
3	1408 Management Improvements	30,000			
4	1410 Administration	30,200			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	8,000			
10	1460 Dwelling Structures	153,653			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities HOPE VI COSTS	25,000			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$302,053			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P05950107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950107 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							
	CHARGE OPERATING COSTS TO CFP	1406		30,200				
	<i>TOTAL COSTS FOR 1406</i>			<i>30,200</i>				
	MANAGEMENT IMPROVEMENTS							
PHA WIDE	SECURITY CAMERA EQUIP TO HELP BETTER MANAGE SECURITY ISSUES	1408		20,000				
PHA WIDE	PURCHASE COMPUTER EQUIPMENT	1408		6,000				
PHA WIDE	EMPLOYEE TRAINING	1408		4,000				
	<i>TOTAL COST FOR 1408</i>			<i>30,000</i>				
	ADMINISTRATION							
PHA WIDE	ALLOCATE ADMINISTRATIVE SALARIES	1410		30,200				
	<i>TOTAL COST FOR 1410</i>			<i>30,200</i>				

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950107 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	
	FEES AND COSTS							
PHA WIDE	PLANS AND SPECIALIZATIONS	1430		25,000				
	<i>TOTAL COST FOR 1430</i>			<i>25,000</i>				
NJ59-1&4	SITE IMPROVEMENT							
	PARKING LOT SEALING & CRACK REPAIRS	1450		8,000				
	<i>TOTAL COST FOR 1450</i>			<i>8,000</i>				
	DWELLING STRUCTURES							
NJ59-1	ROOF TOP FRESH AIR EXCHANGE UNIT	1460		60,000				
NJ59-4	REPLACE HEATING/AIR UNITS IN 156 BUILD. COMMUNITY ROOM	1460		10,400				
NJ59-4	REPLACE KITCHEN CABINETS AND COUNTERTOPS IN HANDICAPPED UNITS	1460		18,000				

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950107 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	
NJ59-1	INSTALL STATE-MANDATED WINDOW GUARDS	1460		7,100				
NJ59-4	INSTALL SECURITY CAMERA CABLE IN 140 BUILDING ELEVATORS	1460		7,830				
	WIRE BUILDING FOR SECURITY CAMERAS	1460		50,323				
	<i>TOTAL COST FOR 1460</i>			<i>153,653</i>				
	DEVELOPMENT ACTIVITIES							
NJ59-2	HOPE VI PROGRAM/ACTIVITIES	1499		25,000				
	<i>TOTAL COSTS 1499</i>			<i>25,000</i>				
	TOTAL PROGRAM COSTS			302,053				

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ 39P05950107 Replacement Housing Factor No:					Federal FY of Grant: 2007	
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		
HA WIDE	9/30/09			9/30/2011				
NJ59-2	9/30/09			9/30/2011				
NJ59-3	9/30/09			9/30/2011				

2006

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NJ39P05950106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,200		30,200	
3	1408 Management Improvements	7,000			
4	1410 Administration	30,200		30,200	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,500		7,500	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	36,123			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities HOPE VI COSTS	200,000			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	310,977		67,900	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P05950106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950106 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		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	OPERATIONS							
	CHARGE OPERATING COSTS TO CFP	1406		30,200		30,200		
	<i>TOTAL COSTS FOR 1406</i>			<i>30,200</i>		<i>30,200</i>		
	MANAGEMENT IMPROVEMENTS							
PHA WIDE	PURCHASE COLOR COPIER	1408		5,000				
PHA WIDE	EMPLOYEE TRAINING	1408		2,000				
	<i>TOTAL COST FOR 1408</i>			<i>7,000</i>				
	ADMINISTRATION							
PHA WIDE	ALLOCATE ADMINISTRATIVE SALARIES	1410		30,200		30,200		
	<i>TOTAL COST FOR 1410</i>			<i>30,200</i>		<i>30,200</i>		
	FEES AND COSTS							
PHA WIDE	PLANS AND SPECIALIZATIONS	1430		7,500		7,500		

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950106 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		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<i>TOTAL COST FOR 1430</i>			7,500		7,500		
	DWELLING STRUCTURES							
NJ59-04	REPAIRS TO CRACKED DR. AND STAIR TOWER FAC. AND FLASHING AT ROOF	1460		36,123				
	<i>TOTAL COST FOR 1460</i>			36,123				
	DEVELOPMENT ACTIVITIES							
NJ59-2	HOPE VI PROGRAM/ACTIVITIES	1499		200,000				
	<i>TOTAL COSTS 1499</i>			200,000				
	TOTAL PROGRAM COSTS			310,977		67,900		

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ 39P05950106 Replacement Housing Factor No:					Federal FY of Grant: 2006	
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		
HA WIDE	7/18/08			7/18/10				
NJ59-2	7/18/08			7/18/10				
NJ59-3	7/18/08			7/18/10				

2005

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NJ39P05950105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	5,000		5,000	
4	1410 Administration	32,214		32,214	26,052.59
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,500		20,000	9,092.25
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	72,425		64,925	23,094.48
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities HOPE VI	200,000		200,000	149,955.72
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	322,139		322,139	208,195.04
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P05950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	EMPLOYEE TRAINING, INCLUDING SOFTWARE	1408		5,000		5,000	0	
	TOTAL 1408			5,000		5,000	0	
HA-WIDE	ALLOCATE ADMINISTRATION SALARIES	1410		32,214		32,214	26,052.59	
	TOTAL 1410			32,214		32,214	26,052.59	
HA-WIDE	A&E SERVICES	1430		12,500		20,000	9,092.250	
	TOTAL 1430			12,500		20,000	9,092.25	
NJ59-4	RENOVATIONS TO MAIN OFFICE TO PROVIDE MORE EFFICIENT SPACE TO ACCOMMODATE ADDITIONAL WORK AREAS FOR NEW EMPLOYEES	1460		17,500		23,095	23,094.48	

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ59-1&4	FRONT/REAR ENTRANCE DOORS	1460		54,925		41,830		
	TOTAL 1460			72,425		64,925	23,094.48	
NJ59-2	HOPE VI DEVELOPMENT ACTIVITIES	1498.10		200,000		200,000	149,955.72	
	TOTAL 1498.1			200,000		200,000	149,955.72	
	TOTAL PROGRAM COST			322,139		322,139	208,195.04	

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ 39P05950105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
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		
HA WIDE	8/17/2007			7/31/2006	8/17/2009			
NJ59-1	8/17/2007			7/31/2006	8/17/2009			
NJ59-2	8/17/2007			7/31/2006	8/17/2009			
NJ59-3	8/17/2007			7/31/2006	8/17/2009			

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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NJ39P05950104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	5,000		5,000	318
4	1410 Administration	33,750		33,750	33,750
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,700		6,038	6,037.50
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	93,128		92,790	8,631
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities HOPE VI	200,000		200,000	200,000
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	337,578		337,578	248,736.50
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P05950104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/05 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
	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: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	EMPLOYMENT TRAINING, INCLUDING SOFTWARE	1408		5,000		5,000	318	
	TOTAL 1408			5,000		5,000	318	
HA-WIDE	ALLOCATE ADMINISTRATION SALARIES	1410		33,750		33,750	33,750	
	TOTAL 1410			33,750		33,750	33,750	
HA-WIDE	A&E SERVICES	1430		5,700		6,037	6,037	
	TOTAL 1430			5,700		6,037	6,037	
NJ59-4	UPGRADE CARD ACCESS SYSTEM AND UPGRADE FIRE PANEL TO MONITOR APT. EMERGENCY PULL CORDS	1460		87,500				moved to later priority
NJ59-4	REPAIRS DRIVIT CRACKS ROOF FLASHING	1460				67,310		

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ59-4	PAINTING IN COMMON AREAS/FINAL BALANCE BROUGHT OVER FROM CFP 2003	1460				8,631	8,631	Bal. to finalize painting from CFP 2003A
NJ59-1&4	REPLACE PHONE ENTRY SYSTEM	1460		5,628		16,850		
	TOTAL 1460			93,128		92,791	8,631	
NJ59-2	HOPE VI DEVELOPMENTAL ACTIVITIES	1498.1		200,000		200,000	200,000	
	TOTAL 1498.1			200,000		200,000	200,000	
	TOTAL PROGRAM COST			337,578		337,578	248,736.50	

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ 39P05950104 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA WIDE	9/13/06			4/30/06	9/13/08			
NJ59-1	9/13/06			4/30/06	9/13/08			
NJ59-2	9/13/06			4/30/06	9/13/08			
NJ59-4	9/13/06			4/30/06	9/13/08			

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NJ39P05950103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003 9/30/06
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	57,600	17,890	17,890	17,890
4	1410 Administration	28,800	28,800	28,800	28,800
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	69,000	28,375	28,375	28,375
8	1440 Site Acquisition				
9	1450 Site Improvement	23,000			
10	1460 Dwelling Structures	30,085	162,583	162,583	162,583
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	46,200			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	6,826	6,826	6,825.62
18	1499 Development Activities		44,011	44,011	27,049.05
19	1501 Collateralization or Debt Service				
20	1502 Contingency	28,800			
21	Amount of Annual Grant: (sum of lines 2 – 20)	288,485	288,485	288,485	271,522.17
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P05950103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003 9/30/06
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	MANAGEMENT IMPROVEMENTS	1408						
PHA-WIDE	MANAGEMENT AC HOUSING (SOFT)			33,600	0			
	EMPLOYEE TRAINING (SOFT)			10,000	6,788	6,788	6,787.78	Misc. training
	HARD COSTS – OFFICE EQUIPMENT			14,000	11,102	11,102	11,101.77	New Computers
	TOTAL COST 1408			57,600	17,890	17,890	17,889.55	
	ADMINISTRATION	1410						
PHA-WIDE	ALLOCATE SALARIES			28,800	28,800	28,800	28,800	Alloc. Oper. Sal
	TOTAL COST 1410			28,800	28,800	28,800	28,800	
PHA-WIDE	FEES & COSTS	1430						
	A& E SERVICES NEEDED			15,000	28,375	28,375	28,375.42	Plans/ Sprinklers – Office Ren
	OFFICE SPACE PLANNING STUDY			5,000	0			Eliminated

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	HOPE VI APPLICATION			34,000	0			Completed in CFP 2001
	HOPE VI LEGAL SERVICES			15,000	0			Completed in CFP 2001
	TOTAL COST 1430			69,000	28,375	28,375	28,375.42	
	SITE IMPROVEMENTS							
NJ59-1	Concrete Fire Engine Pad	1450		15,000	0			Moved to later priority
NJ59-1	Fencing Alterations	1450		8,000	0			Moved to later priority
	TOTAL COST FOR 1450			23,000	0			
	DWELLING STRUCTURES	1460						
NJ59-1	BUILDING IDENTIFICATION	1460		10,000	1,340	1,340	1,340	Completed
NJ59-4	BUILDING IDENTIFICATION	1460		10,000	1,364	1,364	1,364	Completed
NJ59-4	RELOCATE VESTIBUE DOORS	1460		5,000	0			Moved to later priority
NJ59-4	EXTEND EXHAUST PIPING TO ROOF	1460		5,085	0			Moved to later priority
NJ59-4	ELEVATOR REPAIRS	1460		0	12,100	12,100	12,100	Bal from CFP 2002

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ59-4	RETRO FIT BUILD. WITH SPRINKLERS	1460		0	91,650	91,650	91,649.75	Moved from CFP 2002
PHA-WIDE	OFFICE RENOVATIONS CREATING ADDITIONAL SPACE & NEW PRIVATE OFFICE	1460			56,129	56,129	56,128.78	Moved forward to CFP 2005
	TOTAL COST 1460			30,085	162,583	162,583	162,582.53	
NJ59-1	NONDWELLING STRUCTURES							
	MASONRY STORAGE BLDG	1470		46,200	0			Eliminated
	TOTAL COST FOR 1470			46,200	0			
NJ59-2	RELOCATION COSTS							
	RELOCATION	1495.10		5,000	6,826	6,826	6,825.62	Misc. boarding up units
	TOTAL COST FOR 1495.1			5,000	6,826	6,826	6,825.62	
NJ59-2	DEVELOPMENT ACTIVITIES							
	TO ALLOCATE COST FOR HOPE VI	1499			44,011	44,011	27,049.05	Moved forward from CFP 2004

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	TOTAL COST FOR 1499				44,011	44,011	27,049.05	
PHA-WIDE	CONTINGENCY							
	CONTINGENCY	1502		28,800	0			To be rebudgeted
	TOTAL COST FOR 1502			28,800	0			
	TOTAL PROGRAM COST			288,485	288,485	288,485	271,522.17	

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ 39P05950103 Replacement Housing Factor No:					Federal FY of Grant: 2003 Report 9/30/06	
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		
HA WIDE	9/16/2005		7/18/2005	9/16/2007				
NJ59-1	9/16/2005		7/18/2005	9/16/2007				
NJ59-2	9/16/2005		7/18/2005	9/16/2007				
NJ59-4	9/16/2005		7/18/2005	9/16/2007				

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NJ39P05950203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003A – Report Final
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	6,093	6,093	6,093	6,093
3	1408 Management Improvements	11,100		11,100	11,100
4	1410 Administration	6,093		6,093	6,093
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,093	6,093	6,093	6,093
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	31,551	48,744	31,551	31,551
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	60,930	60,930	60,930	60,930
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P05950203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003A – Report Final
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	OPERATIONS	1406						
	GENERAL CHARGES			6,093	6,093	6,093	6,093	completed
	TOTAL COST 1406			6,093	6,093	6,093	6,093	
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408						
	MANAGE & MAINT. TRAINING			3,700				To be rebudgeted
	PRE OCCUP & HOUSEKEEP INSP			3,700				To be rebudgeted
	RESIDENT COUNCIL TRAINING			3,700				To be rebudgeted
	TOTAL COST FOR 1408			11,100	20,000	20,000	2,041.99	
PHA-WIDE	ADMINISTRATION							
	ALLOCATE SALARIES	1410		6,093				completed
	TOTAL COST FOR 1410			6,093				
	FEES AND COSTS							
PHA-WIDE	INSPECTION COSTS	1430		6,093	6,093	6,093	6,093	completed
	TOTAL COST FOR 1430			6,093	6,093	6,093	6,093	

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<i>DWELLING STRUCTURES</i>							
NJ59-1	INTERIOR PAINTING OF APTS. AND COMMON AREAS	1460		18,930	30,929	30,929	30,929	COMPLETED
NJ59-4	INTERIOR PAINTING OF APTS. AND COMMON AREAS	1460		12,621	17,815	17,815	17,815	BAL. IN CFP 2004
	<i>TOTAL COST FOR 1460</i>			<i>31,551</i>	<i>48,744</i>	<i>48,744</i>	<i>48,744</i>	
	<i>TOTAL PROGRAM COST</i>			<i>60,930</i>	<i>60,930</i>	<i>60,930</i>	<i>60,930</i>	

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ 39P05950203 Replacement Housing Factor No:					Federal FY of Grant: 2003 Report 9/30/05	
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		
HA-WIDE	2/12/06		8/31/04	2/12/08		7/31/05		
NJ59-1	2/12/06		8/31/04	2/12/08		7/31/05		
NJ59-4	2/12/06		8/31/04	2/12/08		7/31/05		

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NJ39P05950102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002 Final Report
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	74,000	36,812	36,811.77	36,811.77
4	1410 Administration	37,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	24,570	24,570.44	24,570.44
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000	3,853	3,852.62	3,852.62
10	1460 Dwelling Structures	170,578	162,984	162,984.04	162,984.04
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	20,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000			
18	1499 Development Activities HOPE VI	0	143,359	143,359.13	143,359.13
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	371,578	371,578	371,578	371,578
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P05950102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002 Final Report
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002 FINAL REPORT		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	MANAGEMENT IMPROVEMENTS							
HA-WIDE	EMPLOYMENT TRAINING (SOFT)	1408		50,000	398	398	398	Rebudget misc. trainin in 2003-2004
	OFFICE EQUIPMENT (HARD)	1408		24,000	0			computers purchased CFP 2004
	EQUIPMENT SECURITY CAMERAS/DOORS	1408		0	36,414	36,413.77	36,413.77	Better manage security problems
	TOTAL COST FOR 1408			74,000	36,812	36,811.77	36,811.77	
	ADMINISTRATION							
HA-WIDE	ALLOCATE ADMIN. SALARIES	1410		37,000				Drawndown/fun gibility to develmt Activities 1499 HOPE VI below
	TOTAL COST FOR 1410			37,000				

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002 FINAL REPORT		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	FEES AND COSTS							
HA-WIDE	A/E SERVICES TO PREPARE PLANS AND SPECS FOR VARIOUS WORK	1430		30,000	24,570	24,570	24,570	COMPLETE
	TOTAL COST FOR 1430			30,000	24,570	24,570	24,570	Balance rebudgeted to acct 1499
	SITE IMPROVEMENTS							
NJ59-1&4	PARKING LOT UPGRADES TO COMPLETE WORK FROM CFP 2001	1450		20,000	3,853	3,852.62	3,852.62	Lighting improvements / repairs
	TOTAL COST FOR 1450			20,000	3,853	3,852.62	3,852.62	Balance rebudgeted to acct 1499
	DWELLING STRUCTURES							
NJ59-4	ELEVATOR UPGRADES	1460		65,000	43,259.04	43,259.04	43,259.04	COMPLETE
NJ59-4	UPGRADE SPRINKLER SYSTEM	1460		85,000	0	0	0	work moved to CFP 2003
NJ59-4	PATCHING & PAINTING	1460		20,578	0	0	0	work moved to

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002 FINAL REPORT			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OF BUILDING							later priority
NJ59-4	MOVE MAILBOXES FR. OFFICE LOBBY	1460			1,725	1,725	1,725	beginning wk/off. renov. / CFP-03
NJ59-4	FIRE ALARM PANEL/SMOKE DETECTORS	1460			118,000	118,000	118,000	completed
	TOTAL COST FOR 1460			170,578	162,984	162,984	162,984	
	DEMOLITION							
NJ59-2	DEMOLITION PREPARATION FOR UNITS AT W/T RE: UTILITY DISCONNECTIONS	1485		20,000	0	0	0	rebudgeted to dev acct 1499
	TOTAL COST FOR 1485			20,000	0	0	0	
	RELOCATION							
NJ59-2	TEMPORARY RELOCATE TENANTS WITHIN THE PROJECT	1495.01		20,000				rebudgeted to dev acct 1499
	TOTAL 1495.01			20,000				

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ 39P05950102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002 FINAL REPORT		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DEVELOPMENT ACTIVITIES							
NJ59-2	ALLOCATE HOPE VI COSTS	1499			143,359	143,359	143,359	fungibility/ moved fr. 2004
	TOTAL COST FOR 1499				143,359	143,359.13	143,359.13	
	TOTAL PROGRAM COSTS				371,578	371,578	371,578	

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

PHA Name: PLEASANTVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ 39P05950102 Replacement Housing Factor No: 0					Federal FY of Grant: 2002 FINAL REPORT	
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		
HA-WIDE	5/31/04		5/26/04	5/31/06		7/31/05		
NJ59-1	5/31/04		5/26/04	5/31/06		7/31/05		
NJ59-2	5/31/04		5/26/04	5/31/06		7/31/05		
NJ59-4	5/31/04		5/26/04	5/31/06		7/31/05		

8. ATTACHMENT D: Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name PLEASANTVILLE HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2008 PHA FY: 2008	FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011
	Annual Statement	OPERATIONS			
HA-WIDE		EMPLOYEE TRAINING	EMPLOYEE TRAINING	EMPLOYEE TRAINING	EMPLOYEE TRAINING
		CFP ADMINISTRATION	CFP ADMINISTRATION	CFP ADMINISTRATION	CFP ADMINISTRATION
		A/E SERVICES	A/E SERVICES	A/E SERVICES	A/E SERVICES
NJ59-1 PLEASANTVILLE TOWERS		WATERPROOFING BUILDING EXTERIOR	REPLACE WINDOW CURTAIN WALL SYSTEM	ROOF REPAIRS	LOBBY FLOOR TILE REPLACEMENT
NJ59-1 PLEASANTVILLE TOWERS		LAUNDRY ROOM RENOVATIONS			
NJ59-1 PLEASANTVILLE TOWERS		SECURITY UPGRADES			
NJ59-4 PLEASANTVILLE TOWERS NORTH ANNEX		APT. HOT WATER HEATERS	UPGRADE ELEVATOR CONTROLS	TILE FLOORS THROUGHOUT BUILDING	KITCHEN RENOVATIONS

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name PLEASANTVILLE HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2008 PHA FY: 2008	FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011
NJ59-4 PLEASANTVILLE TOWERS NORTH ANNEX		LAUNDRY ROOM RENOVATIONS			BATHROOM RENOVATIONS
CFP Funds Listed for 5-year planning		302,053	302,053	302,053	302,053
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-WIDE	EMPLOYEE TRAINING	10,000	HA-WIDE	EMPLOYEE TRAINING	10,000
		CFP ADMIN.	30,200		CFP ADMIN.	30,200
		A/E SERVICES	30,000		A/E SERVICES	30,000
		OPERATIONS	30,000		OPERATIONS	30,000
	NJ59-1 PLEASANTVILLE TOWERS	SECURITY UPGRADES	30,000	NJ59-1 PLEASANTVILLE TOWERS	REPLACE WINDOW CURTAIN WALL SYSTEM	151,853
		LAUNDRY RENOVATIONS	10,000			
		WATERPROOF BUILDING EXTERIOR	128,853			
	NJ59-4 PLEASANTVILLE TOWERS NORTH	APT. HOT. WT. HEATERS	25,000	NJ59-4 PLEASANTVILLE TOWERS NORTH	ELEVATOR UPGRADES, INCLUDING CONTROLS	50,000
		LAUNDRY ROOM RENOVATIONS	8,000			

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost			\$302,053			\$302,053

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-WIDE	EMPLOYEE TRAINING	10,000	HA-WIDE	EMPLOYEE TRAINING	10,000
Annual		CFP ADMIN.	30,200		CFP ADMIN.	30,200
Statement		A/E SERVICES	20,000		A/E SERVICES	10,000
		OPERATIONS	30,000		OPERATIONS	30,000
	NJ59-1 PLEASANTVILLE TOWERS	ROOF REPAIRS	80,000	NJ59-1 PLEASANTVILLE TOWERS	LOBBY FLOOR TILE REPLACEMENT	41,853
	NJ59-4 PLEASANTVILLE TOWERS NORTH ANNEX	TILE FLOORS THROUGHOUT BUILDING	131,853	NJ59-4 PLEASANTVILLE TOWERS NORTH ANNEX	KITCHEN RENOVATIONS	110,000
					BATHROOM RENOVATIONS	70,000
Total CFP Estimated Cost			\$302,053			\$302,053

ATTACHMENT E: Resident Advisory Board Recommendations

Resident Comments:

1. Resident Advisory Board expressed strong support for the Housing Authority's proposed amended CFP for 2007, and the demolition and disposition activities of the Woodland Terrace Public Housing property.
2. Resident Advisory Board expressed strong support for Housing Authority's proposed designated housing plan for Pleasantville Towers.

Authority's response:

1. The Authority has included the above-cited activities in its Annual and Five-Year Plans.

ATTACHMENT F: Membership Of Resident Advisory Board

1. Ada Boone, 156 North Main Street, #A310
2. Frederick Green, 156 North Main Street, #A403
3. Adara Ostine, 140 North Main Street, #601
4. Carl Gupton, 140 North Main Street, #202

ATTACHMENT G: Resident Membership On The PHA Governing Board

1. _____yes no Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (If no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident member board selected: (select one):

_____ elected

_____ appointed

C. The term of the appointment (include the date term expires);

2.

A. 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):

B. Date of next term expiration of a governing board member:

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

ATTACHMENT H: Consistency With Consolidated Plan

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

- 1) The Authority seeks to extensively renovate/modernize public housing sites; modernization has been identified by the Authority as its most compelling need.
- 2) The Authority seeks to minimize public housing vacancies.
- 3) The Authority seeks to provide or attract supportive services to increase independence for the elderly and families with disabilities.
- 4) The Authority seeks to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or disability.

ATTACHMENT I: PHA Criteria For Amendments To Plan

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

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

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

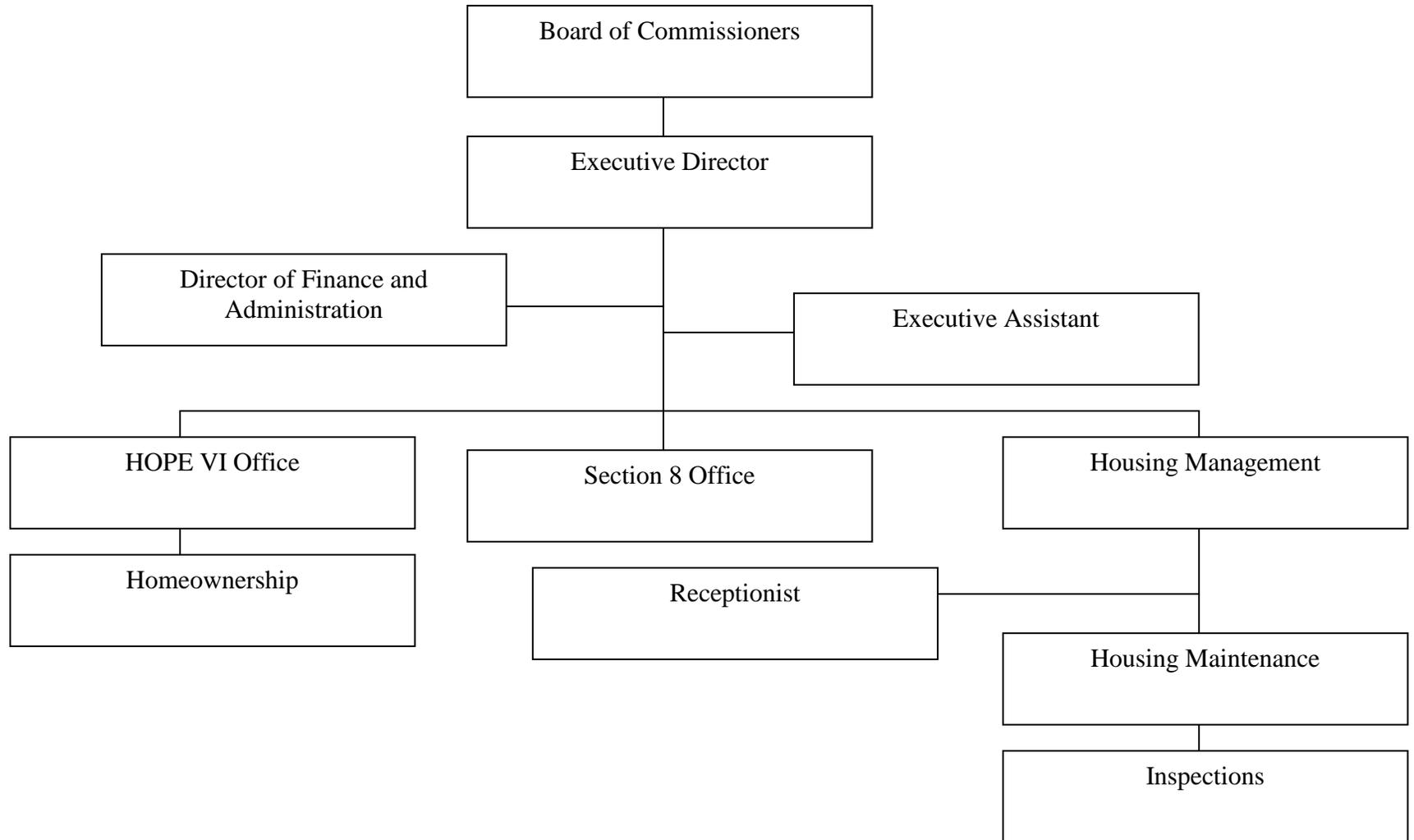
The Authority will consider the following to constitute a “substantial deviation” from the Five-Year Plan:

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

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

ATTACHMENT J: Organizational Chart

PLEASANTVILLE HOUSING AUTHORITY ORGANIZATION CHART



MEMORANDUM

RE: PLEASANTVILLE HOUSING AUTHORITY

The Pleasantville Housing Authority has prepared its Amended PHA Agency Plan for FY 2007 and a Five-Year Action Plan for 2007 to 2011 in compliance with section 511 of the Quality Housing and Work Responsibility Act of 1998 and ensuing HUD requirements. In accordance with said requirements, the Authority conducted a public hearing in order to invite public discussion on the Amended Agency Plan (Annual and Five Year). The public hearing was held on May 4, 2007 and proper notice of the public hearing was given via publication of a legal advertisement in the Press of Atlantic City at least 45 days prior to the public hearing date.