

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

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012

Annual Plan for Fiscal Year 2008

**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: Jersey City Housing Authority **PHA Number:** NJ39P009

PHA Fiscal Year Beginning: (mm/yyyy) 04/2008

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 2,673 Number of S8 units: Number of public housing units:
 Number of S8 units: 3,279

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

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

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices – *(and Housing Choice Voucher (Section 8) Program office)*

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)
 - *Housing Choice Voucher Program office – Administrative Plan*

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)

- *Housing Choice Voucher Program office – Administrative Plan*

5-YEAR PLAN
PHA FISCAL YEARS 2008 - 2012
[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)
The mission of the JCHA is to provide qualified lower income families and senior citizens with the best opportunities for affordable housing within safe, working neighborhoods; and, to simultaneously promote economic self-sufficiency for families, continued independent living for senior citizens and maximum accommodation for persons with disabilities.

In achieving our Mission, the JCHA is committed to:

- *Public service which reflects the highest standards of personal integrity, professional performance, public accountability, and a "Do what is necessary to get the job done" approach to our work;*
- *Promoting reciprocal responsibility on the part of the residents of JCHA public housing, mixed-income and affordable housing developments and Housing Choice Voucher Program participants;*
- *Facilitating a more effective delivery of public housing and enhancing the sustainability of the developments through the transition to asset-based management.*
- *Growing partnerships with site resident and neighborhood organizations, local and state governments, private sector developers and property owners, as well as with support service providers;*
- *Making substantial contributions toward creating and sustaining urban neighborhoods which offer all citizens growing opportunities for creating better lives on common ground with more than a bit of human dignity;*
- *Preserving and protecting the right to safe, affordable housing for victims of domestic violence, dating violence, sexual assault or stalking; and*
- *Accomplishing the above in the full spirit of all civil rights and non-discrimination laws and affirmatively furthering fair housing opportunities.*

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.

The following are the JCHA's primary and supportive goals for 2008 – 2012.

PRIMARY GOALS

- 1. Plan, promote, gain funding for, and effectively implement the federal HOPE VI Revitalization Program.*
- 2. Dramatically Improve Existing Site Conditions.*
- 3. Promote and Enforce Resident Responsibility.*
- 4. Promote and Support Resident Self-Sufficiency.*
- 5. Improve and Expand Senior Citizen Affordable Housing Opportunities, especially for continued independent living.*
- 6. Maximize Participant and Neighborhood Results of Housing Choice Voucher Programs.*
- 7. Achieve Greater Financial Stability.*
- 8. Ensure Civil Rights and Fair Housing Opportunities.*
- 9. Facilitate the Successful Transition to Asset-Based Management.*
- 10. Preserve and protect the right to safe, affordable housing for victims of domestic violence in accordance with the Violence Against Women Act*

SUPPORTIVE GOALS

- 11. Augment Staff Training and Development.*
- 12. Enhance and Expand Management Information Systems.*
- 13. Broaden and Foster Agency Communications.*

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: *(See Goals #1, #6)*
 - Reduce public housing vacancies: *(See Goals #2, #9)*
 - Leverage private or other public funds to create additional housing opportunities: *(See Goal #1)*
 - Acquire or build units or developments *(See Goal #1)*
 - Other (list below)
 - *Utilize Section 8 Project-Based Assistance to develop "new" affordable housing units. (See Goal #6)*

- PHA Goal: Improve the quality of assisted housing
- Objectives:
- Improve public housing management: (PHAS score) *(See Goals #2, #9)*
 - Improve voucher management: (SEMAP score) *(See Goal #6)*
 - Increase customer satisfaction: *(See All Goals)*
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) *(See All Goals)*
 - Renovate or modernize public housing units: *(See Goal #2)*
 - Demolish or dispose of obsolete public housing: *(See Goal #1)*
 - Provide replacement public housing: *(See Goal #1)*
 - Provide replacement vouchers: *(See Goals #1, #6)*
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling: *(See Goals #1, #6)*
 - Conduct outreach efforts to potential voucher landlords *(See Goal #6)*
 - Increase voucher payment standards *(See Goal #6)*
 - Implement voucher homeownership program: *(See Goal #6)*
 - Implement public housing or other homeownership programs: *(See Goals #1, #6)*
 - Implement public housing site-based waiting lists: *(See Goals #2, #9)*
 - Convert public housing to vouchers: *(See Goals #7, #9)*
 - Other: (list below)
 - *Increase rental and homeownership opportunities for persons with disabilities, especially as part of the Lafayette Gardens and A. Harry Moore Apts. HOPE VI Revitalization Programs.*

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: *(See Goals #1, #2, #4, #6, #9)*
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: *(See Goals #1, #2)*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) *(See Goal #5)*
 - Other: (list below)
 - *Develop new mixed-income communities through HOPE VI Revitalization Programs and subsidize low-income units in market*

developments through innovative partnerships with private developers. (See Goal #1)

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: *(See Goals #4, #9)*
- Provide or attract supportive services to improve assistance recipients' employability: *(See Goals #4, #9)*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *(See Goals #1, #5)*
- Other: (list below)
 - *Provide homeownership and credit counseling & maintenance training to promote homeownership. (See Goals #1, #4)*

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives: *(See Goal #8 for all objectives checked below)*

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)
 - *Continue to provide Housing Choice Voucher Mainstream Program for persons with disabilities. (Also see Goal #6)*

Other PHA Goals and Objectives: (list below)

- *Please refer to Section B. Goals*

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

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.

The following document represents the Jersey City Housing Authority's (JCHA) Five Year Strategic and Annual Plan developed in accordance with the requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), attendant rules, regulations and mandated "template" of the U.S. Department of Housing and Urban Development (HUD). The Plan was further developed in cooperation with the JCHA Resident Advisory Board (RAB) and the City of Jersey City and is coordinated with, and an integral component of the City of Jersey City's Consolidated Plan.

In accordance with HUD regulations, the 2008 Agency Plan was made available to the public and for public comment on October 29, 2007. It was introduced for formal consideration at a Public Hearing conducted on December 12, 2007, and will be formally adopted by the JCHA Board of Commissioners for submission to HUD, inclusive of additional public comment consideration, on January 10, 2008.

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 (*nj009a04*)
- FY 2008 Capital Fund Program Annual Statement (*nj009b04*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (*nj009cd04*)
- List of Resident Board Member (*nj009cd04*)
- Community Service Description of Implementation (*nj009e04*)
- Information on Pet Policy (*nj009f04*)
- Section 8 Homeownership Capacity Statement, if applicable (*nj009g04*)
- Description of Homeownership Programs, if applicable (*nj009h04*)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2008 Capital Fund Program 5 Year Action Plan (*nj009i04*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (*nj009j04*)
- Other (List below, providing each attachment name)

nj009k04 - Performance & Eval. Report for Capital Fund Program FY2003
nj009l04 - Performance & Evaluation Report for Capital Fund Program FY2004
nj009l204 - Perf & Eval Report for Replacement Housing Factor Funds FY2004
nj009l304 - Perf & Eval Report for RHFF FY2004
nj009m04 - Performance & Evaluation Report for Capital Fund Program FY2005
nj009m204 - Perf & Eval Report for Replacement Housing Factor Funds FY2005

nj009m304 - Perf & Eval Report for RHFF FY2005
 nj009n04 - Performance & Evaluation Report for Capital Fund Program FY2006
 nj009n204 - Perf & Eval Report for Replacement Housing Factor Funds FY2006
 nj009n304 - Perf & Eval Report for RHFF FY2006
 nj009o04 - Performance & Evaluation Report for Capital Fund Program FY2007
 nj009o204 - Perf & Eval Report for Replacement Housing Factor Funds FY2007
 nj009o304 - Perf & Eval Report for RHFF FY2007
 nj009o404 - Capital Fund Financing Program FY2007

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 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</i>	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
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
X	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 conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	24,207	5	5	5	5	5	3
Income >30% but <=50% of AMI	13,256	5	5	5	5	5	3
Income >50% but <80% of AMI	20,173	5	5	5	5	5	4
Elderly	9,222	5	4	4	5	2	5
Families with Disabilities	2,882	5	5	5	5	3	5
Race/Ethnicity (<i>Wht</i>)	20,749	5	5	5	5	5	4
Race/Ethnicity (<i>Blk</i>)	16,138	5	5	5	5	5	4
Race/Ethnicity (<i>Hisp</i>)	13,833	5	5	5	5	5	4
Race/Ethnicity (<i>Oth</i>)	6,916	5	5	5	5	5	4

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: 2005 - 2009
- 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	8,309		125
Extremely low income <=30% AMI	6,518	78.45%	
Very low income (>30% but <=50% AMI)	1,467	17.66%	
Low income (>50% but <80% AMI)	324	3.90%	
Families with children	4,867	56.97%	
Elderly families	1,043	12.21%	
Families with Disabilities	2633	30.82%	
Race/ethnicity (<i>Wht</i>)	1016	12.23%	
Race/ethnicity (<i>Blk</i>)	3,887	46.78%	
Race/ethnicity (<i>His</i>)	3,177	38.23%	
Race/ethnicity (<i>Oth</i>)	229	2.75%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	2,970	35.75%	
2 BR	2,890	34.78%	
3 BR	2,100	25.27%	
4 BR	331	3.98%	
5 BR	15	0.18%	
5+ BR	3	0.04%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes: Closed on 05/01/2007			
How long has it been closed (# of months)? 10 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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes (for Elderly Designated Buildings, the Dwight St. Homes Homeownership Plan & Higher Income Households 51%-80% AMI)			

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	10,722		375
Extremely low income <=30% AMI	7,563	70.54%	
Very low income (>30% but <=50% AMI)	2,823	26.33%	
Low income (>50% but <80% AMI)	336	3.13%	
Families with children	6,866	64.04%	
Elderly families	877	8.18%	
Families with Disabilities	2,176	20.29%	
Race/ethnicity (Wht)	6,728	62.75%	
Race/ethnicity (Blk)	2,400	22.38%	
Race/ethnicity (Hisp)	1,547	14.42%	
Race/ethnicity (Oth)	47	.43%	

Housing Needs of Families on the Waiting List			
<i>(Bedroom Size Data is Unavailable)</i>			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>(for general applicants, not for targeted programs like Transitional Housing, Family Unification, etc.)</i></p> <p>If yes:</p> <p style="padding-left: 40px;">How long has it been closed (# of months)? <i>65 months (Since 10/2002)</i> <i>Expect Board approval to close Mainstream waiting list 2/7/07</i></p> <p style="padding-left: 40px;">Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p style="padding-left: 40px;">Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>(HOPE VI displacement, graduates of Transitional Housing Program, Family Unification Program, Homelessness Programs, and other specific targeted programs)</i></p>			

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)
 - *Promote program integrity to ensure only eligible and responsible families participate in public and assisted housing programs.*

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)
 - *Utilize Housing Choice Vouchers for project-based assistance programs. Utilize "operating subsidy-only mechanism" for new housing developments.*

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)
 - *Provide assisted living services for existing elderly developments, and develop new elderly only developments.*

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)
 - *Ensure feasible accessibility, modifications, adaptability and visitability in Curries Woods, Lafayette Gardens and A. Harry Moore HOPE VI on-going programs and projected programs. Provide homeownership opportunities for persons in need of accessible units. Provide Section 8 Project-based assistance to programs that provide accessible units.*

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)
 - *Ensure Civil Rights and Fair Housing Opportunities: JCHA Strategic Goals VIII (2008 – 2012)*

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)
 - *All JCHA Strategic Goals*

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 2006 grants)		
a) Public Housing Operating Fund	\$25.9 M	Routine Maint/Mgmt/Utilities
b) Public Housing Capital Fund	\$5.6 M	Capital/Mgmt Improvements
c) HOPE VI Revitalization (Unobligd)	\$12,644,948	HOPE VI Program
d) HOPE VI Demolition	\$0	HOPE VI Program
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$30.1 M	HAP/Admin Fee
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	N/A
g) Resident Opportunity and Self-Sufficiency Grants	N/A	N/A
h) Community Development Block Grant	\$40,000	After School Programs
i) HOME		
Other Federal Grants (list below)		
CSBG	\$15,000	Resident Services (Trips)
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2006	\$1,087,724	Capital Improvements
CFP 2007	\$2,489,000	Capital Improvements
RHF 2006/2007	\$1,723,225	Replacement Housing Units
3. Public Housing Dwelling Rental Income		Operating Expenses
Non-Dwelling Income	\$82,000	Operating Expenses
4. Other federal income (list below)		
Interest	\$225,000	Operating Expenses
Other (Fees&CFP Operations)	\$3,694,000	Operating Expenses
5. Non-federal sources (list below)		
DSH Proceeds (estimated)	\$280,000	Develop additional homeownership units
Inter-Local Agreements	\$75,000	
Total resources		

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 = 100)
- When families are within a certain time of being offered a unit: (state time = 3-9 months)
- 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)
 - *Credit report*

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)
 - *Lafayette Village Management office for Lafayette Village only.*
 - *Lafayette Senior Living Center Management office for Lafayette Senior Living Center only.*
 - *Woodward Terrace Management office for Woodward Terrace only.*
 - *Pacific Court Townhouses Management office for Pacific Court Townhouses only.*
 - *Gloria Robinson Court I Management office for Gloria Robinson Court only.*

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? (9)

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? 9

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? (9)

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)

NOTE: Wait List closed on May 1, 2007 except for special population.
Qualifying criteria is explained when application is selected.

(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 (*without good cause*)
- 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)
 - *To accommodate families with persons with disabilities requiring an accessible unit.*
 - *To accommodate home purchases at the Dwight Street Homes.*
 - *To accommodate families displaced by HOPE VI or other revitalization related activities.*

**: Except for emergency and HOPE VI related activities, the JCHA's policy is to "alternate" between the waiting list and the transfer list.*

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 (*and victims of domestic violence, dating violence or stalking*)
- Other preference(s) (list below)
 - *JCHA residents for Dwight St. Homes Homeownership Program*
 - *HOPE VI Dwight St. Homes preference for Lafayette Gardens and neighborhood resident and, A. Harry Moore Apts. residents for Curries Woods*
 - *Lafayette Gardens HOPE VI relocates and Morris Canal Neighborhood residents for Pacific Court, Woodward Terrace and Barbara Place Terrace.*
 - *A. Harry Moore Apts. relocatees for Gloria Robinson Court Homes I & II and Freeman Avenue Homes.*

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 4 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- 0 Those previously enrolled in educational, training, or upward mobility programs
- 3 Victims of reprisals or hate crimes (*and victims of domestic violence, dating violence and stalking*)
- 1 Other preference(s) (list below)
 - *JCHA residents for Dwight St. Homes Homeownership Program*
 - *HOPE VI Dwight St. Homes preference for Lafayette Gardens and neighborhood resident and, A. Harry Moore Apts. residents for Curries Woods*
 - *Lafayette Gardens HOPE VI relocates and Morris Canal Neighborhood residents for Pacific Court, Woodward Terrace and Barbara Place Terrace.*
 - *A. Harry Moore Apts. relocatees for Gloria Robinsonson Court Homes I & II and Freeman Avenue Homes.*

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)
 - *Individual development's Resident Manuals and/or Handbooks and leases, management policies and publications for the mixed-finance developments.*

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

- At an annual reexamination and lease renewal
- Any time family composition changes

- At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site-based waiting lists

If selected, list targeted developments below:

- *All public housing and mixed-finance developments*

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

- *All public housing and mixed-finance developments have preferences*

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

- *All public housing and mixed-finance developments*

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 *flat* rents for certain development (*all developments*)

- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
 - *Self-Sufficiency Programs and Initiatives*

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:
 - *All public housing developments, except for elderly/disabled developments*

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)
 - *Screening re: assisted housing programs for tenancy violations or double subsidies, credit report check for rent delinquency and home visits for HOPE VI related relocation.*
- 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 (*if available and requested*)
- Other (describe below)
- *Eviction history, damage to units and other aspects of tenancy history.*

(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 (*Bergenview SRO*)
- 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)
- *Not Applicable: Section 8 Wait List closed 2002, except for Special Populations and Mainstream List closed on 05/01/07. For Special Populations, referrals from approved agencies (i.e. transitional housing program, etc.) will be accepted through the Applicant Selection office.*

(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:

1. *When reasonable "best efforts" are not successful*
2. *"Special Needs" and large family households*
3. *Found apartment that did not meet Housing Quality Standards and Payment Standard limitations*
4. *To facilitate HOPE VI related relocation*

(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 (*SRO only*)
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes (*Witnesses of criminal activity and Victims of Domestic Violence, dating violence or stalking*)
- Other preference(s) (list below)
- *Graduates of HUD-approved transitional housing programs and off-site voluntary relocation in connection with HOPE VI activities or JCHA modernization activities*

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.

- See the *Housing Choice Voucher Program Administrative Plan* for a complete list of current local priorities.

1 Date and Time

Former Federal preferences

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

Victims of domestic violence

Substandard housing

5 Homelessness (*SRO only*)

High rent burden

Other preferences (select all that apply)

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

3 Veterans and veterans' families

5 Residents who live and/or work in your jurisdiction

4 Those enrolled currently in educational, training, or upward mobility programs

0 Households that contribute to meeting income goals (broad range of incomes)

0 Households that contribute to meeting income requirements (targeting)

0 Those previously enrolled in educational, training, or upward mobility programs

2 *JCHA resident* victims of reprisals or hate crimes (*Victims of Domestic Violence, dating violence or stalking*)

2 Victims of reprisals or hate crimes (*Victims of Domestic Violence, dating violence or stalking, graduates of transitional housing*)

1 Other preference(s) (list below)

- *JCHA residents relocated as a result of Modernization or Revitalization activities or other redevelopment activities*

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)
- *Resident Advisory Board (RAB) workshops*

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

- Through published notices
 Other (list below)
- *Notification to families on the existing waiting list.*

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? (*Statutory only*)

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:

- *Resident choice between 30% of income or flat rent (see ACOP for flat rent schedule)*
- *Studio apartments in senior developments that are difficult to market*

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)

- *The JCHA will implement the mandatory (QHWRA-required) “Earned Income Exclusions” as described in the ACOP.*

e. *Flat* rents

1. Do you have *Flat* 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 *Flat* 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 *Flat* 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)
- *Bedroom size of the unit*
 - *Location & neighborhood amenities*
 - *Age of unit*
 - *Whether or not utilities are provided*
 - *Amenities (e.g. laundry room, community space, etc.*
 - *Section 8 FMR’s and rent reasonableness comparisons*
 - *Consideration of rent control regulations*

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 (*decreases*)
- 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) *\$2,400/yr or \$200/month*
- Other (list below)
- *Changes in family composition and income should be reported at time of occurrence. Rent will increase when: 1) a new member with income has been added to the household; 2) if recertification was delayed due to pending legal action; 3) if income reduction was temporary – sixty days or less; 4) due to misrepresentation or underreporting of income; and 5) at mixed-finance developments per the lease.*

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)
- *Market comparability study (including age of unit, location & amenities)*
 - *Section 8 Fair Market Rents (FMR)*
 - *Consideration of rent control regulations*
 - *For mixed-finance developments: rents on market units or FMR's for public housing only units and Tax Credit rents for public housing/tax credit units.*

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)
 - *Rent reasonableness surveys and the length of time to find an apartment that passes Housing Quality Standards (HQS) inspection.*

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:
 - *The JCHA is revising its organizational structure to facilitate an asset management model.*

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	2,673 (PFJ)	50
Section 8 Vouchers	3,179	200
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	100 (SRO)	40
Special Purpose Section 8 Certificates/Vouchers (list individually)	<i>(All listed below are included in the 3,179)</i>	
Mainstream/Disability	200	25
Family Unification	170	35

Relocation/Replacement Demo	260	20
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
Section 8 Project-Based Assistance (Mid City & Resurrection House)	(Included in the 3,179) 72	15

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)

Management Policies and Procedures:

1. *Admissions & Continued Occupancy Policy*
2. *Pest Control*
3. *Apartment Inspection*
4. *Apartment Painting*
5. *"Live Here, Lease Here" Policy*
6. *Curries Woods Residential Living Agreement*
7. *Parking Policy*
8. *Flat Rents*
9. *Income Disregard*
10. *Enterprise Income Verification (EIV)*
11. *Rent Repayment Policy*
12. *Underreported Income*
13. *Pet Policy*
14. *Community Room Rental Policy*
15. *Community Service Policy*
16. *One Strike Policy (Includes Violence Against Women Act)*
17. *Maintenance Charge List*

Central Maintenance Polices & Procedures (See Attached Binder for "JCHA's Maintenance System Operating Procedures"):

1. *Boiler Room Operations*
2. *Boiler Room/Pump Room Safety Procedures*
3. *Coordination, Trade/Site Management*

4. *Disposal of Materials/Equipment*
5. *Energy Conservation Management System*
6. *Fire Safety Plan & Procedures Low-Rise and High-Rise*
7. *Heat and Domestic Hot Water Complaint Response*
8. *Site Inventory Control*
9. *(Emergency) Snow Removal Plan for Vehicles with Plows*
10. *Trade Job Requisition System*
11. *Compactor Maintenance & Preventative Maintenance*
12. *Window & Wall Air Conditioner Maintenance/Preventative*
13. *Maintenance Manuals for Mixed-Income Developments*
(available at mixed-finance development site offices)

(2) Section 8 Management: (list below)

- *See the Housing Choice Voucher Program 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:

- *An Informal Hearing is conducted for criminal and drug-related activities (One Strike cases)*

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)
 - *Mixed finance development management offices*

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:

- *The JCHA Hearing Officer, or designee officiates at the Informal Hearing*

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)
- *Housing Choice Voucher Program office for Program participants*
 - *Applicant Selection office for HCV Program applicants*

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) (*nj009b01*)

-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 (*nj009i01*))

-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: *Curries Woods*
2. Development (project) number: AMP 8, AMP 12, *NJ39URD009I197*
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

1. Development name: *Lafayette Gardens*
2. Development (project) number: AMP 1, AMP 13, *AMP 14, AMP 15 NJ39URD009I101*
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:

- *A. Harry Moore Apartments*

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:

- *Lafayette Gardens on-site (Phase IV for sale development and Barbara Place Terrace Phase IV rental development)*
- *Dwight Street Homes (Phase IIB. Ocean Pointe East & West Senior Center) and potentially other new family development projects as part of the Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Neighborhood Redevelopment Program.*
- *A. Harry Moore (Phase I, II, III and IV on-site)*

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:

- *Dwight Street Homes Homeownership and Ocean Pointe Senior Rental Program*
- *Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Revitalization Program:*
 - a. Off-site land acquisition pursuant to future Phases of Lafayette Gardens HOPE VI and other predevelopment activities connected to new construction development.*
 - b. Acquisition of rental and for-sale units through Development Partner RFQ process for Lafayette Gardens and A. Harry Moore.*
- *A. Harry Moore Apartments:*
 - c. Demolition of buildings #1, 2 & 7*
 - d. Application for HOPE VI Revitalization Grant & HOPE VI Demolition Grant (bldgs #1, 2 & 7)*
 - e. Development activities for on-site Phase II, 78 mixed-finance rental units and Phase III, four 2-*

family for sale homes and Phase IV, approx. 108 for sale and rental units.

f. Off-site land acquisition in connection with Phase IV.

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: <i>Lafayette Gardens</i>	
1b. Development (project) number: <i>AMP 1, NJ39URD009I101 Phase V: bldgs #5,6,7 &8</i>	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <i>(12/2008)</i>	
5. Number of units affected: <i>145</i>	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: <i>02/2008</i> b. Projected end date of activity: <i>05/2009</i>	

Demolition/Disposition Activity Description	
1a. Development name: <i>A. Harry Moore Apartments</i>	
1b. Development (project) number: <i>NJ9-9 (bldgs #3, 5)</i>	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: <u>(12/2007)</u></p>
<p>5. Number of units affected: 192</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 03/2007</p> <p>b. Projected end date of activity: 12/2007</p>

Demolition/Disposition Activity Description
<p>1a. Development name: <i>A. Harry Moore Apartments</i></p> <p>1b. Development (project) number: <i>NJ9-9 (bldgs #1, 2, 7)</i></p>
<p>2. Activity type: Demolition <input checked="" type="checkbox"/></p> <p>Disposition <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: <u>(10/2006)</u></p>
<p>5. Number of units affected: 284</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 12/2005 (<i>ION Date</i>)</p> <p>b. Projected end date of activity: 12/2009</p>

Demolition/Disposition Activity Description
<p>1a. Development name: <i>Dwight Street Homes</i></p> <p>1b. Development (project) number: <i>NJ9-37</i></p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/> <i>Homeownership Plan</i></p>
<p>4. Date application approved, submitted, or planned for submission: <u>(09/2008)</u></p>
<p>5. Number of units affected: 10 – 15</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p>

<input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005 b. Projected end date of activity: 2009

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 JCHA has designated Berry Gardens, Stewart Apartments, 3 New Heckman Drive (high-rise building at Curries Woods) and the Lafayette Senior Living Center as “Elderly and Near Elderly” developments in March 2003. The JCHA plans to renew these designations and plans to submit a designation request for Ocean Pointe East & West under the Lafayette Gardens HOPE VI plan.

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

Designation of Public Housing Activity Description
1a. Development name: <i>Berry Gardens</i>
1b. Development (project) number: <i>NJ9-11/15/18</i>

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(03/2003)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: <i>348</i></p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: <i>Stewart Apartments</i></p> <p>1b. Development (project) number: <i>NJ9-14</i></p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(03/2003)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: <i>48</i></p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: <i>Curries Woods (3 New Heckman Drive)</i></p> <p>1b. Development (project) number: <i>NJ9-10</i></p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/></p>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(03/2003)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: <i>91</i></p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: <i>Lafayette Gardens (Lafayette Senior Living Center)</i></p> <p>1b. Development (project) number: <i>NJ39URD0091101</i></p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(03/2003)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: <i>82</i></p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: <i>Ocean Point East & West</i></p> <p>1b. Development (project) number: <i>To be determined</i></p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>

4. Date this designation approved, submitted, or planned for submission: <i>(09/2008)</i>
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: 58
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 202 of the HUD FY 1996 HUD Appropriations Act

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: <i>Booker T. Washington Apts. & Annex</i>
1b. Development (project) number: <i>(AMP3)</i>
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) <ul style="list-style-type: none"> • <i>The JCHA was notified by HUD on 12/28/06 that site is a “Potential Required Conversion Candidate” and plans to conduct an assessment.</i>
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to

block 5.)
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

Conversion of Public Housing Activity Description
<p>1a. Development name: <i>Curries Woods</i></p> <p>1b. Development (project) number: <i>(AMP 8)</i></p>
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input checked="" type="checkbox"/> Other (explain below)</p> <ul style="list-style-type: none"> • <i>The JCHA was notified by HUD on 12/28/06 that site is a "Potential Required Conversion Candidate." The JCHA is requesting a waiver. Curries Woods is under a HUD-approved HOPE VI Revitalization Plan.</i>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>

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

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

Conversion of Public Housing Activity Description

1a. Development name: *Montgomery Gardens*
 1b. Development (project) number: *(AMP 6)*

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)
 - *The JCHA was notified by HUD on 12/28/06 that site is a "Potential Required Conversion Candidate" and plans to conduct an assessment.*

3. Yes 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)

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

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

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

Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

1. *Approved Dwight Street Homes I*
2. *Plan to Revise Approved Dwight Street Homes IIA*
3. *Approved Section 8 Homeownership Program*
4. *Plan to Submit Lafayette Gardens on-site Homeownership*
5. *Plan to Submit for A. Harry Moore on-site Homeownership*

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: <i>Dwight Street Homes IIA</i> 1b. Development (project) number: <i>NJ9-20</i>
2. Federal Program authority: <input checked="" type="checkbox"/> HOPE IV (<i>Section 24</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 checked="" type="checkbox"/> Planned application (<i>The JCHA plans to revise Plan</i>)
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <i>(11/26/1996)</i>
5. Number of units affected: <i>10-15</i> 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: <i>Lafayette Gardens On-Site</i> 1b. Development (project) number: <i>To be Determined</i>
2. Federal Program authority: <input checked="" type="checkbox"/> HOPE VI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <i>(06/2008)</i>
6. Number of units affected: <i>4-10</i> 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: <i>A. Harry Moore Homes</i>	
1b. Development (project) number: <i>To be Determined</i>	
2. Federal Program authority:	<input type="checkbox"/> HOPE VI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<i>(06/2008)</i>
7. Number of units affected: <i>4-20</i>	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

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:

- *No HAP Contract Violations in past 2 years*
- *Successfully pass a home visit*
- *Successfully pass a police background check for all adult members*
- *Good Credit or Credit that can be repaired within 12 months to meet private market underwriting standards as follows:*
 - ✓ *Family is a first-time homebuyer*
 - ✓ *Bankruptcies discharged for at least 2 years*
 - ✓ *No previous defaults on a mortgage while on Section 8*
 - ✓ *One year of perfect payment history*
 - ✓ *If no/insufficient credit – 2 yrs of perfect payment history or 4 forms of alternative credit*
 - ✓ *Minimum \$25,000 annual income*

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>HOPE VI Self-Sufficiency Program</i>				
Case Management	800+	All Programs are	Curries Woods CRC,	Residency at HOPE VI sites at

				time of application
On-Site Computer Instruction	100	available thru	CSS Office at Booker T. Washington	
Job Readiness Workshops	30	open recruitment & walk-ins	A. Harry Moore site office	
Job Placement Services	100	Open recruitment & walk-ins	A. Harry Moore site office	
Referral Services	300			
Teen Programs	40	Open recruitment		Site residency
Resident Employment (JCHA)	5/yr	Job postings	JCHA main office	Site residency & competitive applications
Section 3 Employment	40/yr	Open recruitment	Respective site offices	JCHA develops applicant pool and contractors select
Homeownership Opportunities	15 (potential) 2 25	Dwight St. Homes residents Freeman Homes DSH IIA	JCHA development office & Curries Woods CRC	JCHA Residency, credit/employment history
After School Program	245/yr	Open enrollment	All JCHA sites	Residency
Social Service Liaison	100/yr	Referrals by Site Managers	Senior Sites	Residency
Head Start (5) and Pre-Kindergarten Class	150	Eligibility & registration	Head Start & J.C. Public Schools	Determined by Head Start
Financial Literacy	75	Open recruitment	Booker T. Washington, CSS Center, Curries Woods CRC, A. Harry Moore Community Center	Residency at HOPE VI sites

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	309	289 (as of 11/01/07)

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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)
 - *After School Tutorial & Recreational Program*
 - *Targeted Community Interventions*
 - *Off-Duty Policing*

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

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)
 - *Working with JC Police Dept. to issue drug restraining orders barring defendants from JCHA properties*
 - *Working with NJ State Parole Board re: verification of address the inmates give prior to parole*
 - *Central Judicial Processing address initiative*
 - *Resident Accountability*

Note: The JCHA is in compliance with the Crime Reporting Requirements of the NJ Department of Community Affairs.

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 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)]

A. Approval:

No pet may be kept unless agreed to in writing by Site Management and the Head of the Household must sign an appropriate Pet Agreement. A resident household is allowed only one common household pet.

B. Ownership Fee:

A non-refundable ownership fee of \$200.00 shall be required for each dog and cat. The JCHA reserves the right to change this fee amount consistent with federal guidelines at any time. Residents who previously paid a pet ownership fee according to JCHA policy in effect at the time of less than \$200 will not be required to pay an additional fee on an existing pet.

C. Allowed Pets:

Dogs: *No more than 24 inches in height. Must be spayed or neutered. No pit bulls, rottweilers, chow chows, boxers or akitas are allowed unless the owner can provide acceptable proof that the dog was in the household prior to 4/17/01 when the existing Pet Policy was adopted.*

Cats: *Must be spayed or neutered.*

Birds: *Must be maintained in a cage at all times.*

Fish: *Maximum 20-gallon aquarium is permitted. Site Management must approve of size and installation of tank.*

Small Mammals: *such as hamsters, gerbils, rabbits, etc., must be caged at all times*

The following animals are not allowed as pets:

- *Snakes of all varieties*
- *Members of an endangered species*
- *Creatures which are inherently dangerous, e.g., tarantulas, piranha, etc.*

D. Pet Registration:

Prospective pet owners must register their pet before it is brought onto the premises.

Registration includes:

- *A certificate or license signed by the Jersey City Dept. of Health*
- *Inoculation record as required by the City and/or State indicating an updated shots record (must be updated annually)*
- *Identifying tags on the pet and the name, address and phone number of one or more persons who will provide care for the pet.*
- *Certificate stating that the pet has been spayed or neutered.*

E. Revocation of Permission to House a Pet:

The JCHA may revoke the permission to house a pet on a temporary or permanent basis for the following causes:

- *Creation of a nuisance after proper notification consistent with the pet rules.*
- *Excessive pet noise or odor with proper notification*
- *Dangerous behavior by the pet*
- *The pet is not effectively restrained, leashed and under the control of a responsible individual while in common areas*
- *Excessive damage to the apartment/townhouse*
- *Problems with vermin or flea infestation*
- *Failure of the resident to provide adequate care and/or vaccination of the pet*
- *Leaving the pet unattended for eight hours or longer or left alone in an apartment/townhouse overnight.*
- *Damage to other apartments/townhouses or common areas*

F. Lease Violation:

Any violation of the Pet Policy shall be considered a violation of the Lease Agreement and shall subject the resident to appropriate penalties under state statute, including eviction proceedings.

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? 1
- 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)
 - *Revitalization/Disposition activities*
 - *Maximizing de-centralization, reducing expenses & increasing revenue*
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) (*NJ009J*)
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

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

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

The Consolidated Plan of Jersey City supports the JCHA Plan with their stated “Five Year Goals” as follows:

Affordable Housing Strategy:

- 1. Generate 2, 3, and 4 bedroom affordable rental housing units*
- 2. Promote affordable homeownership by generating new 3 and 4 bedroom units*
- 3. Preserve the existing stock of affordable housing*
- 4. Revitalize neighborhoods by blending new housing with existing structures*
- 5. Remediate lead in low income occupied residences*

Other Homeless Strategy:

- 1. Secure project-based, Section 8 vouchers to guarantee permanent supportive housing for chronic homeless individuals.*

Non-Housing Community Development Strategy:

- 1. Provide structured activities for youth*
- 2. Improve employment opportunities for the working poor, chronically unemployed and underemployed.*
- 3. Improve the quality of life for senior citizens*

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.

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	See Attached FY2005 Capital Fund Program Annual Statement (nj009b01)		

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
	See Attached FY2005 Capital Fund Program Annual Statement (nj009b01)	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
See Attached FY____ Capital Fund Program Five Year Action Plan (nj009i01)				
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

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

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
N/A								

6.8 DECONCENTRATION AND LOCAL PREFERENCES - JCHA Owned Sites Only

6.8a Implementation

Among its seven-(7) “family” developments, the JCHA currently serves a population of **2,134** households. Median income for these households reflects nationwide housing authority averages at approximately 18% of median income. This is in sharp contrast to 1977 figures that show that the average income for JCHA households was approximately 30% of median income. The breakdown of the JCHA’s households is as follows: **60%** below 30% of median income; **21%** between 31 and 50% of median; **19%** between 51 and 80%. Thus, we can see that the JCHA’s conventional public housing population at the family sites is predominantly very poor.

The decrease in the average income of JCHA residents reflects the JCHA’s adherence to changes in HUD regulations over the past two decades. The JCHA has been and continues to serve those families who are least able to pay market rate rents. With the advent of decreased federal subsidy and increased operating costs, however, it has become more and more apparent that, if public housing is to be preserved, changes in the income mix and sources of income are necessary.

On June 5, 1996, the JCHA made important policy changes in the way it selects applicants for apartments from its public housing waiting list. These changes were made and approved in accordance with applicable statutes and attendant regulations of the U.S. Department of Housing and Urban Development (HUD). They provide additional criteria for which an applicant can be given a preference for housing.

The changes in selection preferences have been made with several purposes in mind; specifically, to provide a broad range of incomes and sources of income and, thereby, reduce the high concentrations of very poor families at JCHA developments; to include working families within the JCHA resident population who can pay relatively higher rents and serve as role models for other residents; to make the JCHA more economically independent by reducing JCHA and resident reliance on declining federal operating subsidies; and to expand housing opportunities for eligible families which have incomes that fall within ranges under-represented in the JCHA’s resident population when compared to the eligible population of Jersey City.

On May 1, 2007, the JCHA made additional changes in preferences that further these goals. These changes in applicant selection serve as the mechanism by which the JCHA will achieve deconcentration of poverty and a greater mixing of incomes within its developments.

6.8b Deconcentration

Consistent with the Quality Housing and Work Responsibility Act of 1998 (“QHWRA”), the JCHA is committed to the goal of achieving a greater range of income mix within all of its developments. A very high proportion of JCHA residents are very low-income families. The JCHA will apply its “local preferences” to provide for deconcentration of poverty and for income mixing as encouraged under the QHWRA and in accordance with JCHA Strategic Goals & Annual Plans (see “Median Income Comparison”, Section 6.8d).

6.8c Local Preferences

Definitions:

The JCHA Applicant Selection Dept. is responsible to ensure that all selections based on Local Preferences are done fairly and within the general parameters of the provisions of the QHWRA. Within all Local Preference categories for JCHA-owned family sites, the following definitions will apply:

- A “Jersey City resident” is defined as an applicant who lives, works or has been hired to work in Jersey City.
- A “Veteran” is defined as an applicant who has completed at least 90 days of active duty (except veterans discharged earlier for a service connected disability) in the United States Armed Forces and has a discharge other than dishonorable. This veteran status extends to spouses, widows, widowers and parents of the military killed during a time of war and certain merchant seamen who served in active, ocean-going service from December 7, 1941 through August 15, 1945.
- A “Victim/Witness” is defined as a person who witnessed and provides information or testimony on criminal activity to a law enforcement agency, and based on a threat assessment, the law enforcement agency recommends re-housing the family to avoid reprisals. To qualify for the Victim/Witness preference, the applicant must currently reside in a unit owned by the JCHA.
- A “Victim of Domestic Violence” includes “dating violence” and “stalking” and is defined as an individual who was subjected to felony or misdemeanor crimes of violence committed by a person with whom the victim has or had a relationship as defined by Section 40002 (a)(6), (a)(8), and (a)(24) of the Violence Against Women and Justice Department Reauthorization Act of 2005.
- “Working Family” is defined as: employment is principal source of income, or; Head or Spouse is 62 years or older, or; Head or Spouse receives: Social Security Disability benefits, Supplemental Security Income (SSI) Disability benefits, or Temporary Unemployment benefits or other benefits based on inability to work, or; Head or Spouse is currently in a self-sufficiency or job training program or meets equivalent standards of economic self-sufficiency.

6.8c *Local Preferences Definitions (Continued)*

- “Income Mixing,” for the purpose of deconcentration and targeting higher income households is defined in this Section as: 40% of applicants with household incomes between 0% - 30% of the area median income (AMI); 30% of applicants with household incomes between 31% - 50% of the AMI, and; 30% of applicants with household incomes between 51% - 80% of the AMI.

Preferences:

Applicants are selected based on their meeting the qualifications for one of the Local Preferences listed below. The Applicant Selection Dept. monitors the site-based waiting lists to ensure that placements Authority-wide are as follows:

1. *Jersey City Resident/Working Family/Income Mixing*
2. *J.C. Resident/Victim Witness or Victim of Domestic Violence/Working Family*
3. *Jersey City Resident/Victim Witness or Victim of Domestic Violence*
4. *Jersey City Resident/Working Family/Veterans*
5. *Jersey City Resident/Working Family*
6. *Jersey City Resident/Veterans*
7. *Jersey City Resident*
8. *Other*

Within the Revised preferences, individuals/families requiring a wheelchair accessible unit are offered a vacant wheelchair accessible unit by the appropriate bedroom size before individuals/families that do not require a wheelchair accessible unit. And, a one or two person elderly or disabled family will be offered a unit before a single non-elderly person or disabled person.

Single Applicants: a one or two person elderly, disabled family will be offered a unit before a single non-elderly or a non-disabled person.

In accordance with HUD regulations, the JCHA is required to fill 40% of annual vacancies with applicants whose family income is less than 30% of the area median income. Therefore, the JCHA will continue to assist very low-income families, elderly and disabled individuals and families.

6.8c Local Preferences (Continued)

Based on previous experience, the JCHA believes that the combination of those families meeting the Working Family and Housing Need preferences will yield the 40% of new admissions being applicants whose income is less than 30% of median income, as required under the QHWRA. If the described deconcentration policies and procedures do not achieve the required percentage of extremely low-income families, the JCHA will skip higher income families on the waiting list to reach extremely low-income families.

* Included under “Working” Preference, in accordance with HUD regulations, in order not to deny the Preference to families and individuals for whom employment cannot be their primary source of income due to age or disability.

6.8d Median Income Comparison

ELIGIBLE JERSEY CITY POPULATION

FAMILY SIZE	PERCENTAGE OF FAMILIES WITHIN MEDIAN INCOME SEGMENTS			
	0-30%	31-50%	51-65%	66-80%
1	52	21	15	12
2	32	27	22	19
3	41	23	19	17
4	39	23	19	19
5	37	24	21	18
6	33	24	21	22
7 or more	37	25	16	22

Source: Data on Existing Jersey City Housing Authority Population was retrieved from JCHA’s Tenant Information File effective 5/13/99.

EXISTING JERSEY CITY HOUSING AUTHORITY POPULATION (5/99)

FAMILY SIZE	PERCENTAGE OF FAMILIES WITHIN MEDIAN INCOME SEGMENTS			
	0-30%	31-50%	51-65%	66-80%
1	76	16	6	2
2	60	24	10	6
3	61	21	11	7
4	63	22	10	5
5	60	23	11	6
6	56	26	12	6
7 or more	53	31	12	4

Under-Represented JCHA median income segments when compared to the eligible population of the city of Jersey City is $\geq 5\%$ difference.

6.8d *Median Income Comparison (Continued)*

UNDER-REPRESENTED INCOME BRACKETS WITHIN JCHA (*) (5/99)

FAMILY SIZE	PERCENTAGE OF FAMILIES WITHIN MEDIAN INCOME SEGMENTS			
	0-30%	31-50%	51-65%	66-80%
1		*	*	*
2			*	*
3			*	*
4			*	*
5			*	*
6			*	*
7 or more			*	*

6.9 DECONCENTRATION AND LOCAL PREFERENCES – MIXED FINANCE COMMUNITIES

6.9a Implementation

Under the monitoring of the JCHA, the applicable private-sector Management Company (Agent) will publicly advertise for applicants to develop separate site based public housing unit waiting lists for each of the new mixed-finance communities (Applicants on the existing public housing waiting list will be advised that they must reapply for the site-based waiting list of their choice). The advertisements will include site and program descriptions and Local Preferences, as well as, the time and place where applications will be available.

To ensure a non-discriminatory selection process, all applications will be mailed directly to the Agent who will certify receipt and sequence all applications by postmark. Those with the same postmark will be drawn by lottery and sequenced accordingly.

If and when a site based waiting list for public housing units within a mixed-finance community is exhausted (i.e. there are no eligible applicants), the JCHA’s Agent will market and outreach to applicants (for the applicable mixed-finance community) who have not traditionally applied to Public Housing and to attract applicants with broad economic diversity.

6.9b Local Preferences

In general, the JCHA's Agent will select applicants for each new mixed-finance community from the applicable site-based waiting list, and based upon their eligibility, date of application, home visit, landlord and criminal background checks and meeting the qualifications for the specific Local Preferences (including income targets). First preference will be given to those applicants who meet Local Preference #1, and then sequentially thereafter, with each numerical Local Preference being exhausted before proceeding to the next numerical Local Preference as follows: (Note: Pursuant to Section 504, an exception to the Local Preferences will be made to facilitate selection and assignment of eligible applicants who require handicapped accessible units.)

Lafayette Village

For the 77 Public Housing rental apartments, priority placements will be as follows:

- 1st Priority: Lafayette Park/Morris Canal neighborhood residents displaced by JCHA revitalization activities
- 2nd Priority: Other Lafayette Park/Morris Canal neighborhood residents
- 3rd Priority: Jersey City Residents (e.g. an applicant who lives, works or has been hired to work in Jersey City)
- 4th Priority: All others

Preferences

Within the four priority categories a preference is given for occupancy of the handicapped-accessible units to eligible households who require the special handicapped-accessibility features of those apartments.

Within the four priority categories a preference is given to “working families”⁴ (e.g. the primary source of income for the household is from employment or the head of household is participating an approved job training or other self-sufficiency activity, or the head of household is a senior citizen or an individual with a disability). In addition, applicants will be selected according to the following income targets:

- up to 40% of apartments to Working families between 50% - 60% of median income
- up to 30% of apartments to Working families between 31% - 60% of median income
- up to 30% of apartments to Working families between 0% - 60% of median income

⁴ “Working families” are defined as: applicants where the primary source of income has been and is employment for at least the six (6) month period prior to prospective assignment in the public housing unit, or who have been and are participating in the JCHA approved employment training or directly related programs for at least the six (6) month period prior to assignment in the public housing unit or elderly applicants or persons with certified disabilities.

Lafayette Senior Living Center

For the 82 Public Housing/LIHTC units priority placement will be as follows:

1st Priority: Senior Residents of Lafayette Gardens as of 4/1/01 who are residents in Good Standing

2nd Priority: Senior Households who live, work or have been hired to work within the Morris Canal/Lafayette Park Neighborhood

3rd Priority: Senior Households who live, work, or have been hired to work in Jersey City.

4th Priority: All other Senior Households

Woodward Terrace & Pacific Court Townhouses

For the 45 Public Housing Units at Woodward Terrace and the 41 Public Housing units at Pacific Court Townhouses, priority placement will be as follows:

1st Priority: Residents of Lafayette Gardens as of 4/1/01 who meet the definition of “working family”, are residents in good standing and who have relocated off-site.

2nd Priority: Residents of Lafayette Gardens who meet the definition of “working family”, are residents in good standing and who have not relocated off-site.

3rd Priority: Families who live, work or were hired to work in the Morris Canal/Lafayette Park Neighborhood who meet the definition of “working family”.

4th Priority: Residents of Lafayette Gardens as of 4/1/01 and are residents in good standing.

5th Priority: Families who live in the Morris Canal/Lafayette Park Neighborhood.

6th Priority: “Working Families” who live, work or have been hired to work in Jersey City.

7th Priority: Families who live in Jersey City.

All other families.

Woodward Terrace & Pacific Court Townhouses (Continued)

Preferences

Within the seven priority categories a preference is given for occupancy of the handicapped-accessible units to eligible households who require the special handicapped-accessibility features of those apartments.

Within the seven priority categories a preference is given to “working families” (e.g. the primary source of income for the household is from employment or the head of household is participating in an approved job training or other self-sufficiency activity, or the head of household is a senior citizen or an individual with a disability). In addition, applicants will be selected according to the following income targets:

- At Woodward Terrace, 17 Public Housing apartments to families between 0% - 30% of median income, 17 apartments to families between 30-60% of median income, and 11 public housing apartment to families between 60-80% of median income.
- At Pacific Court Townhouses, 18 Public Housing apartments to families between 0% - 30% of median income, 18 apartments to families between 30-60% of median income, and 5 public housing apartment to families between 60-80% of median income.

Dwight Street Homes Two-Family Homeownership Program

Income Targeting: Working families with incomes between 65% - 80% of median income with Local Preferences as follows:

1. Initial Selection

1. Public Housing Residents
2. Jersey City Residents
3. All Other Applicants

Dwight Street Homes Two-Family Homeownership Program (Continued)

2. Homeownership Eligibility Criteria

After ranking the applicants by the above Local Preferences, the second phase of the applicant process will be based on re-ranking applicants from the initial selection process based on meeting all of the following Homeownership Eligibility Criteria:

- First time home-buyer (i.e. does not presently own a residence or owns a residence which will be sold prior to purchase of a Dwight Street Home).
- Has completed self-sufficiency or job training program or meets equivalent standards of economic self-sufficiency, such as employment experience or the federal definition of working family.
- Agrees to complete homeownership counseling/training program.
- Credit history sufficient to qualify for a mortgage loan or can be qualified for a loan within six months.

HOPE VI Dwight Street Homes II Homeownership Program

- To facilitate its homeownership program, the JCHA will market and implement the application selection and assignment plan for Dwight Street Homes, Phase II beginning 6-8 months prior to occupancy. This will better ensure the selection of prospective applicants who are interested and eligible for the homeownership program.

Income Targeting: Working families with incomes between 65% - 80% of median income with Local Preferences as follows:

1. Initial Selection

1. Residents of Lafayette Gardens on 4/1/01 who are residents in good standing
2. Residents in good standing at Curries Woods
3. Residents in good standing at A. Harry Moore
4. Redevelopment Neighborhood Residents (for Dwight Street Homes, applicants who reside in the Dwight Street Turnkey and Ocean Bayview Redevelopment Areas).
5. Other Public Housing Residents.
6. Jersey City Residents.
7. All Other Applicants

HOPE VI Dwight Street Homes II Homeownership Program (Continued)

2. Homeownership Eligibility Criteria

After ranking the applicants by the above Local Preferences, the second phase of the applicant process will be based on re-ranking applicants from the initial selection process based on meeting all of the following Homeownership Eligibility Criteria:

- First time home-buyer (i.e. does not presently own a residence or owns a residence which will be sold prior to purchase of a Dwight Street Home).
- A minimum of two year's steady employment (and in present employment at least one year).
- Agrees to complete homeownership counseling/training program.
- Credit history sufficient to qualify for a mortgage loan or can be qualified for a loan within six months.

3. Final Selection/Assignment

After applicants are screened based on the homeownership eligibility criteria, final assignment and placement will occur based on the applicants' readiness for homeownership defined as "successful" completion of the homeownership training/ counseling program and on a first come, first serve basis as follows:

- Participation in all training classes and individual counseling sessions.
 - A "clean" credit report or the applicant's diligent adherence to a credit repair plan.
 - Savings sufficient to buy the home or the applicant's diligent adherence to a saving plan.
 - Willingness to execute a binding Contract For Sale prior to occupancy.
- The above four criteria are not required prior to assignment at Dwight Street Homes Phase I.

HOPE VI The New Curries Woods

The JCHA received a HOPE VI grant for the on-site public housing re-development at Curries Woods and for off-site mixed income, mixed finance development. The on-site HOPE VI Revitalization Program transformed the formerly distressed high-rise public housing site into a lower-density townhouse community with a renovated high-rise building redesigned to accommodate senior residents. The transformation required the relocation of existing public housing residents.

The JCHA agreed, via the Relocation and Re-Occupancy Agreement, to grant residents of 51 & 71 Merritt St., who were officially notified on 11/12/01 of the requirement to relocate, the opportunity to return to a new Curries Woods HOPE VI revitalized townhouse or renovated apartment in 3 New Heckman Drive, provided that the resident is deemed to be a “Resident Household in Good Standing” and meets the following Basic Eligibility requirements.

1. Basic Eligibility Requirements:

- Must not have any member of the family who will live in the new townhouse or apartment with a recent criminal background (for most cases, within the past three years). Checks will be made through the N.J. State Police and/or the Jersey City Police Department regarding all adult (18 years of age or over) household members.
- Must be up to date in rent payments at the off-site residence, and not have been chronically late with rent payments within the past year; (“chronically late” is defined as being delinquent in rent payments and the subject of court action three times in a year).
- Must pass a Landlord Background Check to assess conduct and behavior in the current residence.
- Must pass an inspection of their current apartment at the time of the prospective return to Curries Woods. A home visit will be conducted by JCHA staff to inspect the housekeeping.
- Must agree to abide by the terms and conditions of the new Curries Woods “Residential Living Agreement,” including new maintenance responsibilities, such as caring for portions of the front and backyard grass and snow shoveling, accepting responsibility for the actions of family members, guests and/or visitors, etc. Must also sign the Residential Living Agreement which will become an amendment to the Lease.

HOPE VI The New Curries Woods

1. Basic Eligibility Requirements (Continued):

- Must agree to have all family members attend a pre-move in orientation to be given by the new Curries Woods *Asset* Manager and the Curries Woods Tenant Task Force (CWTF) orientation sub-committee.
- Must meet the occupancy requirements of the townhouses or 3 New Heckman Drive apartments. This means that the number of family members in the household at the time of returning to Curries Woods must be appropriate for the number of bedrooms available in the townhouses or 3 New Heckman Drive apartments.
- Must not have been evicted from public or affordable housing or terminated from the Housing Choice Voucher (Section 8) Program.

2. Priorities for Placement:

The resident does not have the right to select a particular unit in a townhouse or in 3 New Heckman Drive. The JCHA will offer the resident an appropriate unit based on the resident's household composition and priority for placement. If the resident is offered a revitalized unit that meets the household's occupancy needs, as determined by the JCHA, and the resident refuses that offer, the resident will not be offered any further units, unless there are special circumstances that occur at the time of the offer. In that case, the resident may be offered a subsequent available unit.

Once the Basic Eligibility Requirements are met:

Priority #1: eligible resident families who relocated from 51 & 71 Merritt Street. Working families will receive a preference over non-working families.

Priority #2: eligible resident families with minor household members who are residing in the senior/disabled building at 3 New Heckman Drive

Priority #3: eligible resident families with adult household members who are residing in the senior/disabled building at 3 New Heckman Drive

HOPE VI The New Curries Woods

2. Priorities for Placement (Continued):

Priority #4: in order to support and encourage working families, facilitate Curries Woods becoming a self-sufficient and economically diverse community and to forward the HOPE VI initiatives at A. Harry Moore Apts, and Lafayette Gardens, subsequent assignment of vacant units will be offered to residents being relocated from A. Harry Moore Apts. and/or Lafayette Gardens who meet the following:

1. Working Family: households whose primary source of income is from stable employment for at least the past six months (see definition of “working family” on page 26), or who are actively and consistently involved in self-sufficiency efforts (including at least 20 hrs/wk of job training, employment related education, etc.), or who are actively, consistently and satisfactorily working with the JCHA Case Management team to prepare for and find stable employment. For households who have equal priority and preference, placement consideration will then be given by site tenure as Head of Household with the longest tenure first.
2. Income Targeting: after ranking residents by the above “Working Family” preference, the second phase of the placement process will be based on re-ranking applicants to ensure a mixed income development as follows:
 - For up to thirty-percent of the units, a preference will be given to residents whose income is between 0% - 30% of the area median income
 - For up to thirty-percent of the units, a preference will be given to residents whose income is between 31% - 60% of the area median income
 - For up to thirty-percent of the units, a preference will be given to residents whose income is between 61% - 80% of the area median income
 - For up to ten-percent of the units, a preference will be given to residents whose income is 81+% of the area median income

Within this preference and targeting, priority will be given to:

- Residents residing at 332 Duncan Avenue (A. Harry Moore Apts. – Building #6) who received a “Notice of Relocation and Available Assistance” letter informing them that they must vacate the unit due to pending demolition of the building and advising the resident of available relocation options and assistance.

HOPE VI The New Curries Woods

2. Priorities for Placement (Continued):

- Residents residing at 50, 48, 46 Ash Street, 238, 240, 244, 248, 250 Carbon Street, 362, 360 Woodward Street, 521, 515, 511, 505 Grand Street or 44, 40, 32, 28, 24, 20 Barbara Place (Lafayette Gardens – Buildings #11, 12, 13, 5, 6, 7, 8) who received a “Notice of Relocation and Available Assistance” letter informing them that they must vacate the unit due to pending demolition of the building and advising the resident of available relocation options and assistance.

Priority #5: after the above priorities #1 - #4 have been satisfied, remaining and/or future vacancies will be filled as per the revised JCHA Applicant Selection & Assignment Policy and the Transfer Policy.

1/16/2008

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

OMB Approval No. 2577-0157 (7/98)

Comprehensive Grant Program (CGP) Part I: Summary

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: Capital Fund Program Grant No: NJ-39-P009-501-08 DRAFT	FFY of Grant Approval: <p style="text-align: center;">2008 DRAFT</p>
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)	\$1,120,338	\$0		\$0
3	1408 Management Improvements	\$652,697	\$0		\$0
4	1410 Administration	\$562,520	\$0		\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$0	\$0		\$0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$120,000	\$0		\$0
10	1460 Dwelling Structures	\$2,048,000	\$0		\$0
11	1465.1 Dwelling Equipment-Nonexpendable	\$165,000	\$0		\$0
12	1470 Nondwelling Structures	\$10,000	\$0		\$0
13	1475 Nondwelling Equipment	\$45,000	\$0		\$0
14	1485 Demolition	\$100,000	\$0		
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1501 Debt Service	\$801,648	\$0	\$0	\$0
19	Amount of Annual Grant (Sum of lines 2-18)	\$5,625,203	\$0	\$0	\$0
20	Amount of line 19 Related to LBP Activities	\$140,000	\$0		
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	\$105,000	\$0		
23	Amount of line 19 Related to Energy Conservation Measures	\$627,000	\$0		

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
JCHA-Wide							
Operations	Operations	1406		\$1,120,338			
Management Improvements	1) Off Duty Police (All AMPs)	1408		\$436,200			
	2) After School Program (Family AMPs)	1408		\$93,997			
	3) Senior Service Program (Berry Gardens)	1408		\$122,500			
Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection & Acctg.	1410		\$512,520			
	Legal	1410.4		\$50,000			
Debt Service	Annual debt service payment	1501		\$801,648			
	Total JCHA-Wide:			\$3,137,203	\$0	\$0	\$0
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-2 Marion Gardens	Site						
	Fees and Costs (Inspection):	1430					
	Site Improvements/Utilities:	1450					
	Underground Steam/Return			\$50,000			
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000			
	Interior Sewer Cleaning			\$15,000			
	Hot Water System/Convector Piping			\$5,000			
	Utility Monitoring System			\$5,000			
	Electric: Exterior Security Lighting			\$20,000			
	Plastering Work Items			\$30,000			
	Fire Alarm System Upgrade			\$10,000			
	Sub-total			\$95,000			\$0
	Dwelling Units:	1460					
	Facility Masonry Repairs			\$10,000			
Tuckpointing/Brickwork Repair			\$15,000				
Paint Hallways/Stairwells			\$20,000				
Apt/Vacancy Refurb			\$175,000				
Pipe Insulation/Cathodic Protection			\$10,000				
Sub-total			\$230,000				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-2 Marion Gardens	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$20,000			
	Non Dwelling Structures:	1470					
	Maintenance Equipment Maintenance Equipment	1475		\$35,000			
Total, N.J. 9-02:				\$430,000	\$0	\$0	\$0
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-3/7 Booker T. Washington Apts. & Annex	Site: Site Improvements/Utilities: Fence Painting	1450		\$15,000			
	Mechanical and Electrical: Roof Repair/Tuckpointing Facility Doors: Interior and Exterior Facility Masonry Repairs LBP & Mold Testing /Abatement Security Cameras Interior Steam & Return Line Interior Sewer Cleaning Electric: Exterior Security & Lighting Fire Alarm System Upgrade Utility Monitoring System Pump Ref/Zone Control Heating/Boiler Refurbishing Paint Hallways/Stairwells	1460		\$15,000 \$10,000 \$10,000 \$10,000 \$30,000 \$52,000 \$20,000 \$15,000 \$20,000 \$10,000 \$10,000 \$20,000 \$15,000 \$30,000			
				\$252,000	\$0		
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-3/7 Booker T. Washington Apts. & Annex	Site: Dwelling Units: Plastering Work Items Apt/Vacancy Refurb	1460		\$15,000 \$105,000 \$120,000			
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$25,000	\$0		
	Maintenance Equipment	1475					
	Total, N.J. 9-3/7:			\$412,000	\$0		\$0
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-04 Hudson Gardens	Site Improvements/Utilities:	1450						
	Site Upgrade-Sidewalks			\$10,000				
	Site Improvements: Playground Equipt. Repair			\$20,000				
	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			\$5,000				
	Facility Masonry Repairs			\$10,000				
	LBP & Mold Testing /Abatement			\$75,000				
	Heating/Boiler Equipt			\$10,000				
	Stair Tiling			\$10,000				
	Electric: Exterior Security Lighting			\$10,000				
	Utility Monitoring System			\$10,000				
	Interior Sewer Cleaning			\$15,000				
	Roof Repair/Tuckpointing			\$10,000				
	Fire Alarm System Upgrade			\$10,000				
					\$165,000	\$0		
	Dwelling Structure:	1460						
	Pipe Insulation				\$10,000			
Plastering Work Items				\$10,000				
Apt/Vacancy Refurb				\$20,000				
				\$40,000	\$0			
Dwelling Equipment:	1465.1							
Ranges and Refrigerators				\$20,000				
	Total, N.J. 9-04:			\$255,000	\$0		\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
^				^				

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-05 Holland Gardens	Fees and Costs (Inspection):	1430					
	Site Improvements/Utilities:	1450					
	Mechanical and Electrical: Heating/Boiler Refurbishing	1460		\$0	\$0	\$0	
	Electric: Exterior Security Lighting			\$15,000			
	LBP & Mold Testing/Abatement			\$20,000			
	Roof Repair			\$35,000			
				\$10,000			
	Dwelling Structure Hallway Windows	1460		\$80,000	\$0	\$0	
	Plastering Work Items			\$40,000			
	Apt/Vacancy Refurb			\$10,000			
Dwelling Equipment: Ranges and Refrigerators	1465.1		\$75,000				
Non Dwelling Structures:	1470		\$15,000		\$0		
Maintenance Equipment Maintenance Equipment	1475		\$10,000				
Total, N.J. 9-05:				\$230,000	\$0	\$0	
Signature of Executive Director & Date: x				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: x			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-06 Montgomery Gardens	A/E Fees	1430					
	Mechanical and Electrical:	1460					
	Facility Doors: Interior & Exterior			\$15,000			
	Roof Repair			\$20,000			
	Elevator Controls			\$50,000			
	Interior Steam and Return Line			\$20,000			
	Compactor System Refurbishment			\$50,000			
	Electric: Exterior Security Lighting			\$20,000			
	Interior Sewer Cleaning			\$10,000			
	Utility Monitoring System			\$20,000			
	Security Cameras			\$50,000			
	Fire Alarm System Upgrade			\$20,000			
				\$275,000	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-06 Montgomery Gardens	Dwelling Structure: Pipe Insulation Facility Masonry Repairs Plastering Work Items Apt/Vacancy Refurb Paint Hallways & Stairwells	1460		\$10,000 \$20,000 \$15,000 \$50,000 \$40,000		\$0	
				\$135,000		\$0	
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$20,000		\$0	
	Non Dwelling Structures:	1470					
	Maintenance Equipment	1475		\$0	\$0	\$0	
	Total, N.J. 9-06:			\$430,000	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-09 A. Harry Moore Apts.	Site Improvements/Utilities	1450					
	Mechanical and Electrical:	1460					
	Demolition Interim Security	1485		\$0	\$0	\$0	
	Dwelling Equipment:	1465.1		\$100,000			
	Maintenance Equipment	1475					
Total, N.J. 9-09:				\$100,000	\$0	\$0	
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-10 Curries Woods	Site: Dwelling Structures Apt/Vacancy Refurb Plastering Work Items	1460		\$30,000 \$10,000			
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$20,000	\$0	\$0	\$0
	Non-Dwelling Structures	1470					
	Maintenance Equipment	1475					
Total, N.J. 9-10:				\$60,000	\$0	\$0	\$0
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-11/15/18 Berry Gardens I,II, III & IV	Site Improvements/Utilities:	1450						
	Mechanical and Electrical:	1460						
	Utility Monitoring System			\$5,000				
	Kitchen Mod (Minor)			\$20,000				
	Facility Masonry Repair			\$10,000				
	Electric:Exterior Security Lighting			\$15,000				
	Interior Sewer Cleaning			\$8,000				
	Elevator Controls			\$25,000				
	Interior Steam and Return Line			\$10,000				
	Compactor System Refurbishment			\$10,000				
	Fire Pump Refurbishing			\$15,000				
	Roof Repair			\$10,000				
	Fire Alarm System Upgrade			\$10,000				
					\$138,000	\$0	\$0	
	Dwelling Structure:	1460						
Apt/Vacancy Refurb				\$100,000				
Domestic Hot Water Tank				\$125,000				
Bathroom Mod				\$50,000				
Pipe Insulation				\$10,000		\$0		
Hallway/Stairwell Painting				\$15,000				
				\$300,000	\$0	\$0		
Dwelling Equipment:	1465.1							
Ranges and Refrigerators				\$30,000		\$0		
Maintenance Equipment	1475							
	Total, N.J. 9-11:			\$468,000	\$0	\$0		
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

*To be completed for the Performance and Evaluation Report or a Revised Annual Statement

^To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-14 Thomas J. Stewart Apts.	Site: Site Improvements/Utilities: Site Improvements-including Entranceway	1450		\$25,000			
	Mechanical and Electrical:	1460		\$25,000	\$0		
	Heating/Boiler Refurbishing			\$5,000			
	Facility Masonry Repair			\$5,000			
	Elevator Shaft & Control Room Wiring			\$10,000			
	Roof Repair			\$5,000			
	Compactor System Refurbishment			\$3,000			
	Dwelling Units:	1460		\$28,000	\$0	\$0	
	Plastering Work Items			\$5,000			
	Apt/Vacancy Refurb			\$20,000			
Dwelling Equipment:	1465.1		\$15,000		\$0		
Non-Dwelling Structures	1470		\$10,000				
	Lobby Stairs & Hallway						
	Total, N.J. 9-14:			\$103,000	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
Management Improvements							
1) Off Duty Police	9/13/2010			9/12/2012			
2) After School Programs	9/13/2010			9/12/2012			
3) Senior Service Program	9/13/2010			9/12/2012			
Administration	9/13/2010			9/12/2012			
Operations	9/13/2010			9/12/2012			
Debt Service	9/13/2010			9/12/2012			
N.J. 9-02, Marion Gardens	9/13/2010			9/12/2012			
N.J. 9-03/7, Booker T. Washington	9/13/2010			9/12/2012			
N.J. 9-04, Hudson Gardens	9/13/2010			9/12/2012			
N.J. 9-05, Holland Gardens	9/13/2010			9/12/2012			
N.J. 9-06, Montgomery Gardens	9/13/2010			9/12/2012			
N.J. 9-09, A. Harry Moore Apts.	9/13/2010			9/12/2012			
N.J. 9-11/15/18, Berry Gardens, I-IV	9/13/2010			9/12/2012			
N.J. 9-14, Thomas J. Stewart Apts.	9/13/2010			9/12/2012			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs

X

Administrator & Date:

X

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

²To be completed for the Performance and Evaluation Report

SECTION 8 RAB MEMBER	ADDRESS
Orlando Bru	P.O. Box 1191, Union City, NJ 07087
Lenore Canales	298 Fulton Ave., #2, JC, NJ 07304
Ruth DeBois	254 Bergen Ave., #3C, JC, NJ 07304
Janice Ferdinand	50 Clarke Ave., JC, NJ 07304
Ola Gomillion	295 Woodward St., JC, NJ 07304
John Hannigan	45 Westbury Drive, Sparta, NJ 07871
Shirley Hendricks	731 Berkeley Ave., Orange, NJ 07050
Margaret Janiszewski	161 Sterling Ave., #1L, JC, NJ 07305
Ruby Johnson	273 Linden Ave., #2, JC, NJ 07305
Yolanda Jones	224 Claremont Ave., #1, JC, NJ 07305
Carmen Mendoza	30 Lexington Ave., JC, NJ 07304
Gloria Miranda	342 Grove St., #3, JC, NJ 07304
George Perez	P.O. Box 81, Fairview, NJ 07022
Larry Pickering	105 Boyd Ave., JC, NJ 07304
Joan Przbojewski	286 Woodlawn Ave., JC, NJ 07305
Doris Rivers	188 Bergen Ave., 2 nd Fl., JC, NJ 07305
Shirley Robinson	20-22 Siedler St., #8, JC, NJ 07305
Om Sharma	270 Marin Blvd., #4E, JC, NJ 07302
Kamless Sharma	270 Marin Blvd., #4E, JC, NJ 07302
Lucille Sutton	215 Freeman Ave., #3, JC, NJ 07306
Tamica Tait	2 Dwight Street, JC, NJ 07305
Sharonda Jackson	139 Lafayette Ave., Unit B, JC, NJ 07304
Maria Sessoms	258 Clinton Ave., JC, NJ 07304
Christopher Bryant	177A Dwight Street, JC, NJ 07305

RAB Name	JCHA Public Housing Development
Irene Carson	Lafayette Gardens Resident Representative
Fredrick Kitchens	Lafayette Gardens Resident Representative
Vanessa McBryde	Marion Gardens Resident Representative
Daisy Frazier	Marion Gardens Resident Representative
Ethel Jones	Booker T. Washington Representative
Joyce Roberts	Booker T. Washington Representative
Leila Ellis	Hudson Gardens Resident Representative
Mike Esposito	Hudson Gardens Resident Representative
Mary Ann Roberts	Holland Gardens Resident Representative
Stella Burgin	Holland Gardens Resident Representative
Dorothy Carter	Montgomery Gardens Resident Representative
Florence Davis	Montgomery Gardens Resident Representative
Wilhelmina Tilly	A. Harry Moore Resident Representative
Sylvia Wright	A. Harry Moore Resident Representative
Rose Simmons	Curries Woods Resident Representative
Barbara Wise	Curries Woods Resident Representative
Ruth DeBois	Berry Gardens Resident Representative
Lula Ashley	Berry Gardens Resident Representative
Rena Mack	Berry Gardens Resident Representative
Coriene Janner	Berry Gardens Resident Representative
Barbara Conehy	Berry Gardens Resident Representative
Frances Rouse	Berry Gardens Resident Representative
Mary West Frazier	Berry Gardens Resident Representative
Nancy Gurczeski	Berry Gardens Resident Representative



**Jersey City
Housing Authority**

PUBLIC HOUSING RESIDENT ADVISORY BOARD

**Jersey City Housing Authority
Resident Commissioners**

Irene Carson, Commissioner (Resident)



Jersey City

Housing Authority

PUBLIC HOUSING RESIDENT ADVISORY BOARD

Building Communities...Creating Opportunities...Transforming Lives

11.0 COMMUNITY SERVICE AND SELF-SUFFICIENCY

QHWRA requires that every adult Public Housing resident, either 1) contribute eight hours per month of Community Service or 2) participate in an economic or Self-Sufficiency program, unless he/she is exempt for reasons listed below.

11.1 EXEMPTIONS

The following adult residents are exempt from this requirement:

- Senior citizens (62 years or older)
- Persons who are blind or disabled, *as defined under 216(i)(1) or 1614 of the Social Security Act (42U.S.C 416 (k)(1);1382c), and who certifies that because of this disability she or he is unable to comply with the service provisions of this requirement*
- Residents who care for persons with disabilities
- Employed residents or residents who are already engaged in any work activity or self-sufficiency program
- Residents receiving TANF (Note: if the Head of Household is complying with all Program requirements, then every adult member of the household is exempt from the Community Service Requirement.)

11.2 ELIGIBLE ACTIVITIES

Community Service may include any volunteer work that serves to improve the quality of life in the Public Housing community or neighborhood or larger community. The community services need not be performed at the Public Housing site, but more likely will be performed at local churches, schools, day care centers, neighborhood associations, or non-profit service organizations, etc. Self-Sufficiency may include any activity that will improve the resident family's economic well-being, including training programs and job-related activities. Residents are in compliance with Community Service if they perform any of the following activities:

- Engaged in vocational educational training (not to exceed 12 months with respect to any individual) or in job-skills training directly related to employment
- Satisfactory attendance at a secondary school or in a course of study leading to a certificate of general equivalence
- Provide childcare services to an individual who is participating in a community service program

11.0 COMMUNITY SERVICE AND SELF-SUFFICIENCY (Continued)

11.3 INELIGIBLE ACTIVITIES

Community Service may not include any work activities that would normally be performed by any JCHA staff or activities of any political nature.

11.4 PROCESS

At each family's re-certification, the JCHA (or its Agent) must certify that each adult family member is either exempt from the requirement or indicate what eligible activity the non-exempt resident will engage in each month for the following year. The resident is required to provide any necessary verification to establish his/her exemption from or compliance with the requirement. QHWRA requires that the JCHA (or its Agent) not renew the family's lease if there continues to be non-compliance.

Residents may perform the required Self-Sufficiency service in any activity that serves to increase their own self-sufficiency or economic independence; provided the activity is for at least 8 hours every month. The following are some examples:

- Job Search Activities
- Job Readiness Workshop Participation
- Job Training Activities
- Educational Activities Related to Employment
- Drug/Alcohol Rehabilitation Program Participation (in order to be eligible for employment)

OR:

Resident may perform the HUD-required Community Service by performing a wide variety of UNPAID activities that serve to improve the quality of life of the Public Housing or city-wide community. The following are some examples:

- Educational Activities (e.g. assisting school staff with Board of Ed. or JCHA After School Programs, and related activities)
- Day Care Programs (e.g. private programs, public school or church-sponsored programs)
- Child Care (e.g. unpaid babysitting for a non-family member for the purposes of assisting the family to become or remain employed).

11.4 PROCESS (Continued)

- Recreational Activities for Children (e.g. assisting recreation program staff with Athletic, Art or Dance, Arts & Crafts Program sponsored by the City, community groups, the JCHA or local faith-based organizations).
- Senior Citizen Programs (e.g. assisting at the Senior Citizen Centers or visiting “shut in” seniors, etc.)
- Neighborhood Improvement Activities (e.g. neighborhood “beautification” efforts, newsletters and neighborhood “watch” programs)
- Social or Human Needs Program (e.g. Soup Kitchens, non-profit service organizations, voter registration, hospitals, church youth programs, etc.)

11.5 NON-COMPLIANCE

A resident who was delinquent in performing Community Service hours under the Lease is still obligated to fulfill their Community Service and Self-Sufficiency Requirements for the past year. At annual recertification, the JCHA must give written notice to the Head of Household indicating which household members failed to complete the 96 hours of Community Service for the prior year. The written notice of noncompliance must also inform the resident that failure to comply will result in non-renewal of the Lease and termination of tenancy. The resident must be in compliance with any delinquent, as well as current Community Service Requirements.

The JCHA must offer the resident the opportunity to enter into a written agreement to cure the noncompliance for both the delinquent and current Community Service requirements, if applicable. The agreement should include:

- The additional number of hours needed of Community Service or Self-Sufficiency to make up the required number of hours under the current Lease;
- Assurance that all members of the family who are subject to these requirements are in compliance;
- Written assurances, satisfactory to the JCHA that any noncompliant resident no longer resides in the unit.

The resident must be informed of the right to request a grievance hearing on the JCHA’s determination of noncompliance in accordance with Part 966, subpart B, and that they may seek a legal remedy from the termination of tenancy action.

15.0 PET POLICY FOR JCHA-OWNED PROPERTIES

15.1 APPROVAL

No pet may be kept unless agreed to in writing by *Asset Manager* and the Head of the Household sign an appropriate Pet Agreement. A Resident Household is allowed only one common household pet.

15.2 OWNERSHIP FEE

A non-refundable ownership fee of **\$200.00** shall be required for *each* dog and cat. The JCHA reserves the right to change this fee amount consistent with federal guidelines at any time. Residents who previously paid a pet ownership fee according to JCHA policy in effect at the time, of less than **\$200.00** will not be required to pay an additional fee on an existing pet.

15.3 ALLOWED PETS

Dogs: No more than 24 inches in height. Must be spayed or neutered. No pit bulls, rottweilers, chow chows, boxers or akitas are allowed unless the owner can provide acceptable proof that the dog was in the household prior to 4/17/01 when the existing Pet Policy was adopted.

Cats: Must be spayed or neutered.

Birds: Must be maintained in a cage at all time.

Fish: Maximum 20-gallon aquarium. *Asset Manager* must approve of size and installation.

Small mammals: e.g. hamsters, gerbils, rabbits, etc. must be kept caged at all times

The following animals are not allowed as pets:

- Snakes of all varieties
- Members of an endangered species
- Creatures which are inherently dangerous, e.g. tarantulas, piranha, etc.

15.4 PET REGISTRATION

Prospective pet owners must register their pet before it is brought onto the premises. Registration includes:

- A certificate or license signed by the Jersey City Department of Health
- Inoculation record, as required by City and/or State regulation, that is updated annually and indicates that all required shots have been received and are current.
- Identifying tags on the pet that includes the name, address and phone number of one or more persons responsible to provide care for the pet.
- Certificate stating that the pet has been spayed or neutered.

15.5 REVOCATION OF PERMISSION TO HOUSE A PET

The JCHA may revoke the permission to house a pet on a temporary or permanent basis for the following causes:

1. Creation of a nuisance after proper notification consistent with the pet rules.
2. Excessive pet noise or odor with proper notification.
3. Dangerous behavior by the pet.
4. The pet is not effectively restrained, leashed and under the control of a responsible individual while in common areas.
5. Excessive damage to the apartment/townhouse.
6. Problems with vermin or flea infestation.
7. Failure of the resident to provide adequate care and/or vaccination of the pet.
8. Leaving the pet unattended for eight hours or longer or left alone in an apartment/townhouse overnight.
9. Damage to other apartments/townhouses or common areas.

15.6 LEASE VIOLATION

Any violation of the Pet Policy shall be considered a violation of the Lease Agreement and shall subject the resident to appropriate penalties under state statute including eviction proceedings.

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT:

The JCHA has been operating a HUD-approved Housing Choice Voucher (Section 8) Homeownership Program for the past six (6) years. Each year, over 100 individuals participate in the Program. The JCHA provides a comprehensive homeownership training/counseling program. The training component includes the following topics:

- How to shop for a home
- Negotiating a sales price
- Fair housing laws
- Locating affordable mortgage financing
- Finding and hiring closing professionals
- Basic home maintenance
- The closing process
- Protecting your investment after purchase

The counseling component includes the following topics:

- Basic budgeting
- Managing credit
- Saving for a down-payment
- Closing costs

In addition, families who encounter financial problems after the home purchase will be referred to a HUD-certified counseling agency for assistance. See Attachment nj009h01 “Description of Homeownership Programs” for more information.

DWIGHT STREET HOMES (5H) HOMEOWNERSHIP PROGRAM:

A. DESCRIPTION OF HOMES

Dwight Street Homes, a public housing rental development with homeownership opportunity, is located on scattered sites on Dwight Street, Stegman Street and Fulton Avenue between Martin Luther King Drive and Ocean Avenue in Jersey City. Consisting of 50 2-family, 3 and 4 bedroom homes, the Development also includes 3-bedroom handicapped accessible townhouses.

The 2-family homes include individual fenced rear and front yards and a variety of facades. The homes feature generous closet space, 1 ½ or 2 baths and is pre-wired for telephone and cable TV. The kitchens feature an appliance package, abundant cabinets, hook-ups for a washer and dryer and a separate dining area. Each townhouse has an energy-efficient gas boiler and water heater.

B. FUTURE RESIDENT SELECTION

When a vacancy occurs at Dwight Street Homes, the JCHA selects prospective residents who are 3, 4 or 5-person families who meet the following eligibility criteria:

- First time home buyer;
- Evidence of good credit history;
- Agree to complete homeownership counseling/training program;
- Passes background checks.

Preference is given to eligible applicants whose annual adjusted family income is between **65%-80%*** of median income to 1) Existing public housing residents and 2) Applicants on the public housing waiting list. Final selection is made subject to eligibility, preference, and date of application.

C. HOME BUYER ELIGIBILITY

The JCHA has been and is continuing to sell each of the two-family homes to one of the two current residents. As each of the 50 two-family homes are sold to a resident family, the second, formerly public housing resident family continues to rent their townhouse from the new homeowner and, provided they are eligible, will receive Section 8. To date, **25** 2-family homes have been sold.

*For public housing residents, the income requirement is that annual adjusted family income be at least 65% of median income only.

C. HOME BUYER ELIGIBILITY CONTINUED

There are 25 2-family homes still available for sale. The Dwight Street Homes Homeownership Program shall continue until all of the 2-family homes are purchased.

Participation in the Homeownership Program is limited to existing Dwight Street Homes residents who meet all lease obligations, have sufficient annual income (Minimum of \$37,500 - \$55,400) to ensure that monthly housing costs are affordable.

D. EXAMPLE OF DETERMINATION OF PURCHASE PRICE & FINANCING SOURCE

1. Purchase price is based on the appraised value at the time of purchase; the last Dwight St. Home sold was appraised at (*note this is subject to change – each home is appraised individually*): **\$185,000**
2. Financing of this purchase price will be provided as follows:
 - a. through a 1st –time homebuyers mortgage at a lender of the buyer’s choice (assuming 30 years/7% interest rate). **\$92,500**
 - b. the JCHA will provide a second mortgage (at no interest) for not more than ½ of the appraised value or approx.: **\$92,500**

E. PURCHASER’S AFFORDABILITY

The following are the estimated monthly operating costs to own a Dwight Street Home:

Housing-Related Costs	Monthly Expenses
Mort. Principal & Interest (\$92,500 x 7% interest rate for 30 yrs)	\$ 612
Real Estate Taxes	\$ 205.
Utilities	\$ 250
Insurance	\$ 50
Replacement Reserves	\$ 150
TOTAL	\$ 1,267

To enhance affordability, the second unit of the 2-family home will be rented to the current eligible resident under the Section 8 Program. Currently, the total maximum monthly rent that the new homeowner can charge is \$900 for the 3-bedroom townhouse or \$1,000 for the 4-bedroom townhouse.

F. OWNERSHIP RESTRICTIONS

In order to keep purchase prices affordable to moderate income families, to discourage windfall profits and speculation, and to avoid displacing existing residents who will continue to rent, the home buyer must agree to the following deed restrictions, ***EFFECTIVE FOR 10 YEARS FROM DATE OF PURCHASE:***

- The Dwight Street Home will be their primary residence;
- The home-buyer agrees to lease the second unit of their two-family house to a Section 8-eligible family during the 1st 10 years;
- The JCHA will hold a non-interest bearing 2nd mortgage for the difference between the first mortgage and the appraised value. The mortgage is non-prepayable in the first 5 years. After 5 years, the homeowner may pre-pay the JCHA's mortgage only upon pre-paying the first mortgage in which case, the JCHA's mortgage will be reduced as follows:

<u>Year</u>	<u>Amount of Mortgage Reduction</u>
1-5	\$0
6	\$15,000
7	\$15,000
8	\$20,000
9	\$20,000
10	\$22,500
End of yr. 10	Balance paid

- The JCHA has the right to purchase the Dwight Street Home from a homeowner if s/he chooses to sell within the first 10 years. Resale price will not exceed the amount the homeowner paid for the Dwight Street Home.
- The homeowner may refinance their 1st mortgage but may not encumber the home with additional mortgages during the first 10 years.
- After 10 years, there are no rental, resale, or refinancing restrictions for the Dwight Street Home.

G. HOMEOWNERSHIP COUNSELING & EDUCATION

The JCHA provides a comprehensive counseling/education program to all prospective resident homebuyers. The Group Training Program is an 8-topic series of 2 hour seminars on as follows:

Basic Home Maintenance

Electric systems & repair
Plumbing systems & repair
Basic carpentry
Painting techniques

Home Buying Issues

Managing credit/qualifying for a mortgage
Landlord/Tenant Issues/Section 8 Program
Legal & Tax issues/the closing process
Keeping & managing your home

Each family receives financial assessment and assistance to resolve financial problems before assuming the responsibilities of homeownership. Prospective buyers must complete the entire program before purchasing their home.

SECTION 8 HOMEOWNERSHIP PROGRAM:

I. WHY A SECTION 8 HOMEOWNERSHIP PROGRAM?

- Supports the National Goal to increase homeownership opportunities for lower income working families
- Supports the JCHA goal to assist low-income families achieve self-sufficiency and ultimately first-time homeownership

II. PROSPECTIVE HOME BUYERS ARE ELIGIBLE IF:

1. *Employment* income of all owners is at least \$20,000. *For elderly or families in which the head and/or spouse is a person with a disability, non-employment income is included.*
2. Home-buyer's credit history qualifies for mortgage approval or problems can be repaired within 12 months
3. Current Section 8 Program participants have no Section 8 contract or lease violations within the last 2 years, the family passes a home visit and all adult members pass a criminal background check.
4. Section 8 Program applicants successfully pass all screening for the voucher program and a home visit.

II. PROSPECTIVE HOME BUYERS ARE ELIGIBLE IF (CONTINUED):

5. One or more adult family members who will own the home are currently employed and have been continuously employed full-time for at least, one year (except heads of household & their spouses/partners who are elderly or a person with a disability). *The JCHA will, on a case-by-case basis, waive the employment requirement for a family with a member other than the head of household or spouse, who has a disability, if it determines that such a waiver is needed as a reasonable accommodation so that the Homeownership Program is readily accessible to and usable by persons with disabilities.*
6. The family is a first-time homeowner, i.e. a family in which no member owned a home within the last three years. A “first-time homeowner” is also:
 - Cooperative members who currently own cooperative membership shares
 - A family that includes a person with disabilities and the use of the homeownership program is needed as a reasonable accommodation.
 - A single parent or “displaced homemaker” who while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse.
7. A family has not previously defaulted on a mortgage or co-op loan while receiving Section 8 Homeownership assistance.

Homeownership assistance will be offered on a “first come, first served” basis, up to a maximum program size of approximately 5% of Section 8 Program participants (i.e. 100 families), subject to four Preferences for eligible families:

1. Families displaced by JCHA development activities, i.e. residents of developments being revitalized under the HOPE VI Program.
2. Families with a member who requires a handicapped-accessible unit.
3. Families participating in the JCHA’s Family Self-Sufficiency Program.
4. All other eligible and interested Section 8 Program applicants and participants

Final Eligibility for the Section 8 Homeownership Program will be based on the following:

1. Family attends and successfully completes a JCHA-approved Homeownership Training & Counseling Program
2. Family finds a home to purchase within 180 days of completing the training/counseling program, subject to 60-day extensions granted at the JCHA’s sole discretion on a case-by-case basis.
3. Family enters into a JCHA-approved Contract for Sale.

Final Eligibility for the Section 8 Homeownership Program(Continued):

4. Estimated housing costs (“total tenant payment”) after purchase is affordable Estimated housing costs include:
 - Principal and interest payment on mortgage or co-op loan
 - Home owners Insurance
 - Real estate taxes
 - Utility costs
 - Reserve for maintenance & replacement
 - Co-op or condo maintenance fees (*if any*)
 - Private mortgage insurance (*if any*)
 - Refinancing of original debt (*if any*)
 - Principal and interest on debt to finance major repairs or renovations to make home handicapped accessible (*if any*)
5. The home passes a JCHA-conducted HQS inspection and an independent inspection arranged and paid for by the homebuyer.
6. The purchaser qualifies for mortgage financing and closes on the purchase within 120 days of signing the Contract for Sale.

III. HOMEOWNERSHIP COUNSELING & TRAINING

- Home-buyers must successfully complete a comprehensive homeownership training/counseling program offered by the JCHA or by another counseling agency
- The Counseling Program will include: Basic budgeting, managing credit, saving for a down payment/closing costs
- The Training program will include: How to shop for a home, negotiating a sales price, fair housing laws, locating affordable mortgage financing, finding and hiring closing professionals, basic home maintenance, the closing process, protecting your investment after purchase.
- Families with financial problems after the home purchase will be referred to a HUD-certified counseling agency for additional counseling.

IV. ELIGIBLE UNITS FOR PURCHASE

- A 1-family detached house
- A 1-family town or row house
- A condominium unit
- A co-operative apartment (i.e. shares in a co-op association)
- A home in which the family currently lives
- An existing home or a home currently under construction.
- A home outside Jersey City if local Section 8 Office has a Homeownership Program
- A home that is of conventional construction or modular construction

V. PHYSICAL INSPECTIONS

- Home must pass a JCHA-conducted HQS inspection
- Home-buyer must hire an independent inspector to inspect home
- Home-buyer & JCHA will review independent inspection report to determine if home is in acceptable condition to purchase

VI. FINANCING REQUIREMENTS

- Home-buyer will obtain a mortgage or co-op loan from the lender of their choice.
- The JCHA will assist the family to find an affordable mortgage or co-op loan
 - Proposed financing/re-financing is subject to JCHA affordability review and approval

The Buyer May Use:

- No down payment loans (e.g. NJHMFA or VA loans)
- A subsidized financing and/or grant program if available
- Private seller financing (allowed on a case-by case basis subject to JCHA affordability review and approval).

The Buyer May Note Use:

- Financing that includes a balloon payment or variable interest rates

VIII. A MOUNT OF HOMEOWNERSHIP ASSISTANCE

- Amount of assistance is based on the utility allowance and Payment Standard schedules used for the Section 8 Housing choice Voucher Program.
- The amount of the homeownership assistance will be the *lower* of the Payment Standard minus the total tenant payment *or* the monthly homeownership expenses minus the total tenant payment.
- The *initial* payment standard will be based on the lower of the bedroom size based on the Housing Choice Voucher Program Occupancy Standards or the actual number of bedrooms in the home to be purchased.
- If one or more family members move out of the home, the payment standard will not be reduced to reflect the smaller family size.
- The JCHA will pay the homeownership assistance directly to the home buyer, who will be responsible for making their monthly mortgage payment.
- The JCHA will *only* pay the homeownership assistance directly to the mortgage lender on the homeowner's behalf if required by the lender/

IX. TERM OF HOMEOWNERSHIP ASSISTANCE

- If mortgage or co-op loan is for a term of less than 20 years, assistance is available for up to 10 years.
- If mortgage co-op loan is for a term of 20 years or more, assistance is available for up to 15 years.
- The time limit applies to any family member who owns the home and to a spouse or any owner, even if the spouse is not an owner.
- There is no time limit for elderly or disabled families

X. CONTINUED PROGRAM ELIGIBILITY

Home-buyers are re-certified every year to determine continued eligibility and assistance amount.

Continued Program eligibility is based on:

- Family continues to be income-eligible for Section 8 Program Assistance
- Family continues to live in home as their primary residence
- Family has no members who buy another home

Continued Program eligibility is based on (Continued):

- Family pays their monthly mortgage payment on time
- Family complies with all other family obligations of Section 8 Program
- Family attends additional homeownership counseling if required by the JCHA (i.e. family has difficulty making mortgage payments)

XI. SALE OF HOME & PURCHASE OF ANOTHER HOME

- FAMILY MAY SELL OR REFINANCE THEIR MORTGAGE OR CO-OP LOAN AT ANY TIME
- A family may sell their home and buy another home with Section 8 assistance if they have received homeownership assistance for less than the maximum allowed time. (*Term limits do not apply to elderly or disabled families.*)
- If a family sells a home to purchase another home, the same pre-purchase requirement apply to the purchase of the second home with the obvious exception that the family is *not a first-time homebuyer*.

XII. MORTGAGE DEFAULTS

- A home-buyer is not eligible for Section 8 homeownership assistance in the future if they default (i.e. stop paying) on their mortgage or co-op loan
- Section 8 rental assistance will be offered to income-eligible families if they seek counseling prior to the default and the default is due to long-term unemployment or illness, divorce, or other JCHA-approved hardship.
- If the family has an FHA-insured mortgage, the family must vacate the home within the time frame designated by HUD and convey title to HUD or its designee in order to be offered Section 8 rental assistance.

XIII. SWITCHING BETWEEN SECTION 8 HOMEOWNERSHIP & RENTAL ASSISTANCE

Families may switch between homeownership and rental assistance as follows:

- A family receiving Section 8 rental assistance may switch to homeownership assistance, if the family is eligible and assistance is available

XIII. SWITCHING BETWEEN SECTION 8 HOMEOWNERSHIP & RENTAL ASSISTANCE (CONTINUED)

- An eligible applicant will be offered Section 8 rental assistance if they fail to purchase a home
- An eligible family purchases a home under the Homeownership Option but decides to sell the home and return to renting (if rental assistance is available)
- A family who defaults on their mortgage loan may receive Section 8 rental assistance pursuant to the requirements above.

XIV. OPTION OF DOWN PAYMENT/CLOSING ASSISTANCE

Section 8 participants have the option of requesting Section 8 assistance for the down payment and closing costs associated with purchasing a home *instead of* receiving monthly assistance. Down Payment/Closing Assistance is a one-time grant equal to the estimated monthly Housing Assistance Payment x 12. The Down Payment/ Closing Assistance grant is payable at the closing to the Section 8 participant.

A family who receives this grant is not eligible for the monthly Section 8 homeownership assistance program and there is no further obligation to the Section 8 Program.

Capital Fund Program Five-Year Action Plan

Part I: Summary

		Grant Type and Number Capital Fund Program Grant No:		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision. No.: _____	
Development Number/ Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
NJ 9-02, Marion Gardens	See Annual Statement	\$740,000	\$740,000	\$720,000	\$530,000
NJ 9-03/7, Booker T. Washington		\$550,000	\$570,000	\$545,000	\$600,000
NJ 9-04, Hudson Gardens		\$500,000	\$200,000	\$150,000	\$250,000
NJ 9-05, Holland Gardens		\$295,000	\$295,000	\$275,000	\$245,000
NJ 9-06, Montgomery Gardens		\$650,000	\$450,000	\$425,000	\$350,000
NJ 9-09, A. Harry Moore		\$220,000	\$70,000	\$0	\$0
NJ 9-10, Curries Woods		\$90,000	\$70,000	\$50,000	\$90,000
NJ 9-11,15, 18 Berry Gardens I, II, III, & IV		\$316,000	\$316,000	\$286,000	\$268,000
NJ 9-14, Thomas J. Stewart		\$103,000	\$78,000	\$63,000	\$78,000
NJ 9-20, Dwight Street Homes		\$0	\$0	\$0	\$0
PHA-Wide & AMP-Wide		\$3,291,946	\$3,289,487	\$3,292,292	\$3,289,036
Total CFP Funds Listed for 5-year planning		\$6,755,946	\$6,078,487	\$5,806,292	\$5,700,036

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 2 FY 2009			Work Statement for Year 3 FY 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-2, Marion Gardens</u>			<u>N.J. 9-2, Marion Gardens</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Underground Utility: Steam/Return		\$75,000	Underground Utility: Steam/Return		\$75,000
	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$20,000
	Vacancy/Apt. Refurbishment		\$80,000	Vacancy/Apt. Refurbishment		\$80,000
	Plastering Work Items		\$30,000	Plastering Work Items		\$30,000
	Facility Masonry Repair		\$20,000	Facility Masonry Repair		\$20,000
	Apartment Painting (Seniors)		\$30,000	Apartment Painting (Seniors)		\$30,000
	Boiler Upgrade/Tube Replacement		\$40,000	Boiler Upgrade/Tube Replacement		\$40,000
	Pump Refurb./Zone Control		\$20,000	Pump Refurb./Zone Control		\$20,000
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$15,000
	Hot Water Sys./Convactor Piping		\$30,000	Hot Water Sys./Convactor Piping		\$30,000
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$10,000
	Electric: Exterior Security Lighting		\$30,000	Electric: Exterior Security Lighting		\$30,000
	Fire Alarm System Upgrade		\$20,000	Fire Alarm System Upgrade		\$20,000
	Dwelling Structures			Dwelling Structures		
	Kitchen Modernization		\$75,000	Kitchen Modernization		\$75,000
	Tuckpointing/Brick Repair		\$25,000	Tuckpointing/Brick Repair		\$25,000
	Boiler Installation		\$150,000	Boiler Installation		\$150,000
	Bldg. Entrance Sec'y & Intercom System (1 entrance)		\$50,000	Bldg. Entrance Sec'y & Intercom System (1 entrance)		\$50,000
Dwelling Equipment			Dwelling Equipment			
Ranges and Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000	
Subtotal of Estimated Cost, Marion Gardens, Year 2			\$740,000	Subtotal of Estimated Cost, Marion Gardens, Year 3		

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-2, Marion Gardens</u>			<u>N.J. 9-2, Marion Gardens</u>			
	Site Improvements/Utilities			Site Improvements/Utilities			
	Underground Utility: Steam/Return		\$75,000	Underground Utility: Steam/Return		\$65,000	
				Sidewalk Replacement		\$40,000	
	Skilled Trades						
	Roof Repair		\$20,000				
	Vacancy/Apt. Refurbishment		\$80,000	Skilled Trades			
	Plastering Work Items		\$30,000	Facility Masonry Repairs	20000		
	Facility Masonry Repair		\$20,000	Roof Repair		\$25,000	
	Apartment Painting (Seniors)		\$30,000	Vacancy/Apt. Refurbishment		\$100,000	
	Boiler Upgrade/Tube Replacement		\$40,000	Plastering Work Items		\$30,000	
	Pump Refurb./Zone Control		\$20,000	Interior Sewer Cleaning		\$25,000	
	Interior Sewer Cleaning		\$15,000	Hot Water Sys./Convactor Piping		\$15,000	
	Hot Water Sys./Convactor Piping		\$30,000	Utility Monitoring System		\$15,000	
	Utility Monitoring System		\$10,000	Electric: Exterior Security Lighting		\$25,000	
	Electric: Exterior Security Lighting		\$30,000	Fire Alarm System Upgrade		\$20,000	
	Fire Alarm System Upgrade		\$20,000				
	Dwelling Structures			Dwelling Structures			
	Kitchen Modernization		\$75,000	Paint Halls/Stairwells		\$20,000	
	Tuckpointing/Brick Repair		\$25,000	Tuckpointing/Brick Repair		\$30,000	
Boiler Installation		\$150,000	Pipe Insulation/Cathodic Protection		\$40,000		
Bldg. Entrance Sec'y & Intercom System (1 entrance)		\$50,000					
Dwelling Equipment			Dwelling & Maintenance Equipment				
Ranges & Refrigerators		\$0	Ranges & Refrigerators		\$25,000		
			Maintenance Equipment		\$35,000		
Subtotal of Estimated Cost, Marion Gardens, Year 4			\$720,000	Subtotal of Estimated Cost, Marion Gardens, Year 5			\$530,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 2 FY 2009			Work Statement for Year 3 FY 2010			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-3/7, Booker T. Washington AptsAnnex</u>			<u>N.J. 9-3/7, Booker T. Washington AptsAnnex</u>			
	Site Improvements/Utilities			Site Improvements/Utilities			
	Underground Utility: Steam/Return		\$20,000	Underground Utility: Steam/Return		\$20,000	
	Skilled Trades			Skilled Trades			
	Roof Repair		\$18,000	Roof Repair		\$10,000	
	Facility Doors: Interior & Exterior		\$28,000	Facility Doors: Interior & Exterior		\$20,000	
	Vacancy/Apt. Refurbishment		\$60,000	Vacancy/Apt. Refurbishment		\$60,000	
	Painting Halls/Stairs		\$30,000	Painting Halls/Stairs		\$20,000	
	Plastering Work Items		\$25,000	Plastering Work Items		\$20,000	
	Facility Masonry Repair		\$27,000	Facility Masonry Repair		\$20,000	
	Apartment Painting		\$35,000	Apartment Painting		\$35,000	
	Boiler Upgrade/Tube Replacement		\$15,000	Boiler Upgrade/Tube Replacement		\$15,000	
	Heating/Boiler Refurbishing		\$15,000	Heating/Boiler Refurbishing		\$15,000	
	Pump Refurb./Zone Control		\$40,000	Pump Refurb./Zone Control		\$40,000	
	Interior Steam & Return Line		\$40,000	Interior Steam & Return Line		\$80,000	
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$31,000	
	Utility Monitoring System		\$20,000	Utility Monitoring System		\$37,000	
	Electric: Upgrade/Rewire Apts.		\$30,000	Electric: Upgrade/Rewire Apts.		\$30,000	
	Electric: Exterior Security Lighting		\$22,000	Electric: Exterior Security Lighting		\$22,000	
	Fence Painting		\$15,000	Fence Painting		\$15,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$15,000	
	Dwelling Structures			Dwelling Structures			
	Pipe Insulation		\$40,000	Pipe Insulation		\$20,000	
	LBP Testing/Abatement		\$10,000	LBP Testing/Abatement		\$10,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$25,000	Ranges & Refrigerators		\$25,000	
Non-Dwelling Structures			Non-Dwelling Structures				
504 Accessibility Compliance		\$10,000	504 Accessibility Compliance		\$10,000		
Subtotal of Estimated Cost, Booker T. Washington, Year 2			\$550,000	Subtotal of Estimated Cost, Booker T. Washington, Year 3			\$570,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-3/7, Booker T. Washington AptsAnnex</u>			<u>N.J. 9-3/7, Booker T. Washington AptsAnnex</u>			
	Site Improvements/Utilities Underground Utility: Steam/Return		\$20,000	Site Improvements/Utilities Underground Utility: Steam/Return			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$10,000	Roof Repair/Tuckpointing		\$20,000	
	Facility Doors: Interior & Exterior		\$20,000	Facility Doors: Interior & Exterior			
	Vacancy/Apt. Refurbishment		\$60,000	Vacancy/Apt. Refurbishment		\$145,000	
	Painting Halls/Stairs		\$20,000	Painting Halls/Stairs		\$25,000	
	Plastering Work Items		\$20,000	Plastering Work Items		\$25,000	
	Facility Masonry Repair		\$20,000	Facility Masonry Repair		\$20,000	
	Apartment Painting		\$35,000	LBP Abatement & Mold/Mildew Remediation		\$40,000	
	Boiler Upgrade/Tube Replacement		\$15,000	Boiler Upgrade/Tube Replacement		\$10,000	
	Heating/Boiler Refurbishing		\$15,000	Heating/Boiler Refurbishing		\$15,000	
	Pump Refurb./Zone Control		\$40,000	Pump Refurb./Zone Control		\$20,000	
	Interior Steam & Return Line		\$80,000	Interior Steam & Return Line		\$50,000	
	Interior Sewer Cleaning		\$31,000	Interior Sewer Cleaning		\$15,000	
	Utility Monitoring System		\$37,000	Utility Monitoring System		\$10,000	
	Electric: Upgrade/Rewire Apts.		\$30,000	Facility Doors		\$20,000	
	Electric: Exterior Security Lighting		\$22,000	Electric: Exterior Security Lighting		\$20,000	
	Fence Painting		\$15,000	Fence Painting		\$10,000	
	Fire Alarm System Upgrade		\$15,000	Fire Alarm System Upgrade		\$10,000	
Dwelling Structures			Dwelling Structures				
LBP Testing/Abatement		\$10,000	Boiler Equipment		\$80,000		
Pipe Insulation		\$20,000	Pipe Insulation		\$10,000		
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$0	Ranges & Refrigerators		\$30,000		
Non-Dwelling Structures			Maintenance Equipment				
504 Accessibility Compliance		\$10,000	Maintenance Equipment		\$25,000		
Subtotal of Estimated Cost, Booker T. Washington, Year 4			\$545,000	Subtotal of Estimated Cost, Booker T. Washington, Year 5			\$600,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 2 FY 2009			Work Statement for Year 3 FY 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-04, Hudson Gardens</u>			<u>N.J. 9-04, Hudson Gardens</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Site Improvements-Playground Equipment		\$125,000			
	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$20,000
	Facility Doors: Interior & Exterior		\$10,000	Facility Doors: Interior & Exterior		\$10,000
	Vacancy/Apt. Refurbishment		\$20,000	Vacancy/Apt. Refurbishment		\$20,000
	Plastering Work Items		\$10,000	Plastering Work Items		\$10,000
	Facility Masonry Repair		\$10,000	Facility Masonry Repair		\$10,000
	Heating/Boiler Refurbishing		\$10,000	Heating/Boiler Refurbishing		\$10,000
	Pump Refurb/Zone Control		\$10,000	Pump Refurb/Zone Control		\$10,000
	Interior Steam & Return Line		\$15,000	Interior Steam & Return Line		\$15,000
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$15,000
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$10,000
	Electric: Exterior Security Lighting		\$10,000	Electric: Exterior Security Lighting		\$10,000
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000
	Dwelling Structures			Dwelling Structures		
Radiator Valves Trap/Element Replacement		\$175,000				
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000	
Non-Dwelling Structures			Non-Dwelling Structures			
Community Hall/Painting		\$30,000	Community Hall/Painting		\$30,000	
Subtotal of Estimated Cost, Hudson Gardens, Year 2			\$500,000	Subtotal of Estimated Cost, Hudson Gardens, Year 3		\$200,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-04, Hudson Gardens</u>			<u>N.J. 9-04, Hudson Gardens</u>		
				Site Improvements		
				Sidewalks		\$20,000
				Playground Equipment		\$10,000
				Skilled Trades		
			\$20,000	Roof Repair		\$10,000
			\$10,000	Facility Doors: Interior & Exterior		\$5,000
			\$20,000	Vacancy/Apt. Refurbishment		\$20,000
			\$10,000	Plastering Work Items		\$10,000
			\$10,000	Facility Masonry Repair		\$10,000
			\$10,000	Heating/Boiler Refurbishing		\$70,000
			\$10,000	Pump Refurb/Zone Control		\$15,000
			\$15,000	Interior Steam & Return Line		\$15,000
			\$10,000	Interior Sewer Cleaning		\$10,000
			\$10,000	Utility Monitoring System		\$10,000
		\$10,000	Electric: Exterior Security Lighting		\$10,000	
		\$10,000	Fire Alarm System Upgrade		\$10,000	
			Boiler Equipment		\$10,000	
			Dwelling Equipment			
		\$0	Ranges & Refrigerators		\$20,000	
			Dwelling Structures			
			Pipe Insulation		\$10,000	
			Stairway Tiling		\$10,000	
	Subtotal of Estimated Cost, Hudson Gardens, Year 4		\$150,000	Subtotal of Estimated Cost, Hudson Gardens, Year 5		\$250,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 2 FY 2009			Work Statement for Year 3 FY 2010			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-05, Holland Gardens</u>			<u>N.J. 9-05, Holland Gardens</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$15,000	Roof Repair		\$15,000	
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		\$15,000	
	Vacancy/Apt. Refurbishment		\$50,000	Vacancy/Apt. Refurbishment		\$50,000	
	Apartment Painting (Seniors)		\$25,000	Apartment Painting (Seniors)		\$25,000	
	Plastering Work Items		\$15,000	Plastering Work Items		\$15,000	
	Facility Masonry Repair		\$10,000	Facility Masonry Repair		\$10,000	
	Heating/Boiler Refurbishing		\$15,000	Heating/Boiler Refurbishing		\$15,000	
	Pump Refurb/Zone Control		\$15,000	Pump Refurb/Zone Control		\$15,000	
	Interior Steam & Return Line		\$25,000	Interior Steam & Return Line		\$25,000	
	Interior Sewer Cleaning		\$5,000	Interior Sewer Cleaning		\$5,000	
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$10,000	
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$20,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000	
Dwelling Structures			Dwelling Structures				
Bathroom Modernization: Minor		\$25,000	Bathroom Modernization: Minor		\$25,000		
Pipe Insulation		\$20,000	Pipe Insulation		\$20,000		
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000		
Subtotal of Estimated Cost, Holland Gardens, Year 2			\$295,000	Subtotal of Estimated Cost, Holland Gardens, Year 3			\$295,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-05, Holland Gardens</u>			<u>N.J. 9-05, Holland Gardens</u>		
	Skilled Trades			Skilled Trades		
	Roof Repair		\$15,000	Roof Repair		\$10,000
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		
	Vacancy/Apt. Refurbishment		\$50,000	Vacancy/Apt. Refurbishment		\$80,000
	Apartment Painting (Seniors)		\$25,000	LBP Abatement & Mold/Mildew Remediation		\$40,000
	Plastering Work Items		\$15,000	Plastering Work Items		\$10,000
	Facility Masonry Repair		\$10,000	Facility Masonry Repair		
	Heating/Boiler Refurbishing		\$15,000	Heating/Boiler Refurbishing		\$20,000
	Pump Refurb/Zone Control		\$15,000	Pump Refurb/Zone Control		
	Interior Steam & Return Line		\$25,000	Interior Steam & Return Line		
	Interior Sewer Cleaning		\$5,000	Interior Sewer Cleaning		
	Utility Monitoring System		\$10,000	Utility Monitoring System		
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$20,000
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		
	Dwelling Structures			Dwelling Structures		
	Bathroom Modernization: Minor		\$25,000	Hallway Windows		\$40,000
	Pipe Insulation		\$20,000			
	Dwelling Equipment			Dwelling Equipment		
				Ranges & Refrigerators		\$15,000
			Maintenance Equipment			
			Maintenance Equipment		\$10,000	
	Subtotal of Estimated Cost, Holland Gardens, Year 4		\$275,000	Subtotal of Estimated Cost, Holland Gardens, Year 5		\$245,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 2 FY 2009			Work Statement for Year 3 FY 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<u>N.J. 9-06, Montgomery Gardens</u>				<u>N.J. 9-06, Montgomery Gardens</u>	
See						
Annual	Skilled Trades			Skilled Trades		
Statement	Roof Repair		\$20,000	Roof Repair		\$20,000
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		\$15,000
	Vacancy/Apt. Refurbishment		\$40,000	Vacancy/Apt. Refurbishment		\$40,000
	Painting: Halls/Stairs		\$40,000	Painting: Halls/Stairs		\$40,000
	Plastering Work Items		\$30,000	Plastering Work Items		\$30,000
	Apartment Painting (Seniors)		\$25,000	Apartment Painting (Seniors)		\$25,000
	Elevator: Shaft & Cont. Rm Wiring		\$50,000	Elevator: Shaft & Cont. Rm Wiring		\$50,000
	Interior Steam & Return Line		\$30,000	Boiler Upgrade/Tube Replacement		\$50,000
	Pump Refurb/Zone Control		\$45,000	Pump Refurb/Zone Control		\$45,000
	Utility Monitoring System		\$30,000	Interior Steam & Return Line		\$30,000
	Electric: Exterior Security Lighting		\$20,000	Utility Monitoring System		\$30,000
	Fire Alarm System Upgrade		\$20,000	Electric: Exterior Security Lighting		\$20,000
	Boiler Upgrade/Tube Replacement		\$50,000	Fire Alarm System Upgrade		\$20,000
	Dwelling Structures			Dwelling Structures		
	Pipe Insulation		\$10,000	Pipe Insulation		\$10,000
	Lobby Design Study & Prototype		\$200,000			
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$25,000	Ranges & Refrigerators		\$25,000
	Subtotal of Estimated Cost, Montgomery Gardens, Year 2		\$650,000	Subtotal of Estimated Cost, Montgomery Gardens, Year 3		\$450,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-06, Montgomery Gardens</u>			<u>N.J. 9-06, Montgomery Gardens</u>		
	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$20,000
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		\$15,000
	Vacancy/Apt. Refurbishment		\$40,000	Vacancy/Apt. Refurbishment		\$50,000
	Painting: Halls/Stairs		\$40,000	Painting: Halls/Stairs		\$30,000
	Plastering Work Items		\$30,000	Plastering Work Items		\$15,000
	Apartment Painting (Seniors)		\$25,000	LBP Abatement & Mold/Mildew Remediation		\$50,000
	Elevator: Shaft & Cont. Rm Wiring		\$50,000	Elevator: Shaft & Cont. Rm Wiring		\$20,000
	Boiler Upgrade/Tube Replacement		\$50,000	Interior Sewer Cleaning		\$10,000
	Pump Refurb/Zone Control		\$45,000	Facility Masonry Repairs		\$20,000
	Interior Steam & Return Line		\$30,000	Interior Steam & Return Line		\$20,000
	Utility Monitoring System		\$30,000	Utility Monitoring System		\$20,000
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$20,000
	Fire Alarm System Upgrade		\$20,000	Fire Alarm System Upgrade		\$20,000
Dwelling Structures			Dwelling Structures			
Pipe Insulation		\$10,000	Pipe Insulation		\$20,000	
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$0	Ranges & Refrigerators		\$20,000	
Subtotal of Estimated Cost, Montgomery Gardens, Year 4			\$425,000	Subtotal of Estimated Cost, Montgomery Gardens, Year 5		\$350,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 2 FY 2009			Work Statement for Year 3 FY 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	See	<u>N.J. 9-09, A. Harry Moore</u>			<u>N.J. 9-09, A. Harry Moore</u>	
Annual Statement	Skilled Trades Roof Repair Facility Doors: Interior & Exterior Vacancy/Apt. Refurbishment Painting Halls/Stairs Apartment Painting Elevator Shaft & Cont. Rm Wiring Interior Steam & Return Line Compactor System Refurb Electric: Exterior Security Lighting Fire Alarm System Upgrade Demolition Dwelling Equipment		\$10,000 \$15,000 \$40,000 \$40,000 \$25,000 \$25,000 \$15,000 \$15,000 \$15,000 \$20,000	Skilled Trades Facility Doors: Interior & Exterior Vacancy/Apt. Refurbishment Elevator Shaft & Cont. Rm Wiring Interior Steam & Return Line Compactor System Refurb Electric: Exterior Security Lighting Fire Alarm System Upgrade Demolition Dwelling Equipment Ranges & Refrigerators		\$15,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$5,000 \$0
	Subtotal of Estimated Cost, A. Harry Moore, Year 2		\$220,000	Subtotal of Estimated Cost, A. Harry Moore, Year 3		\$70,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-09, A. Harry Moore</u>			<u>N.J. 9-09, A. Harry Moore</u>		
	Skilled Trades			Skilled Trades		
	Demolition					
	Dwelling Equipment			Dwelling Equipment		
	Subtotal of Estimated Cost, A. Harry Moore, Year 4		\$0	Subtotal of Estimated Cost, A. Harry Moore, Year 5		\$0

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 2 FY 2009			Work Statement for Year 3 FY 2010			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-10, Curries Woods</u>			<u>N.J. 9-10, Curries Woods</u>			
	Skilled Trades			Skilled Trades			
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000	
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		\$10,000	
	Plastering Work Items		\$10,000	Plastering Work Items		\$10,000	
	Apartment Painting (Seniors)		\$20,000	Apartment Painting (Seniors)		\$20,000	
	Dwelling Structures			Dwelling Structures			
	Phase II Floors Refurbished		\$20,000				
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000	
Subtotal of Estimated Cost, Curries Woods, Year 2			\$90,000	Subtotal of Estimated Cost, Curries Woods, Year 3			\$70,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-10, Curries Woods</u>			<u>N.J. 9-10, Curries Woods</u>		
	Skilled Trades			Skilled Trades		
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$50,000
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		
	Plastering Work Items		\$10,000	Plastering Work Items		\$10,000
	Apartment Painting (Seniors)		\$20,000	Apartment Painting (Seniors)		
	Dwelling Structures			Dwelling Structures		
	Dwelling Equipment			Dwelling Equipment		
				Ranges & Refrigerators		\$20,000
				Maintenance Equipment		\$10,000
	Subtotal of Estimated Cost, Curries Woods, Year 4		\$50,000	Subtotal of Estimated Cost, Curries Woods, Year 5		\$90,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 2 FY 2009			Work Statement for Year 3 FY 2010			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	<u>N.J. 9-11,15,18 Berry Gardens I,II,III & IV</u>			<u>N.J. 9-11,15,18 Berry Gardens I,II,III & IV</u>			
See Annual Statement	Skilled Trades			Skilled Trades			
	Roof Repair		\$20,000	Roof Repair		\$20,000	
	Vacancy/Apt. Refurbishment		\$30,000	Vacancy/Apt. Refurbishment		\$30,000	
	Painting Halls/Stairs		\$15,000	Painting Halls/Stairs		\$15,000	
	Plastering Work Items		\$25,000	Plastering Work Items		\$25,000	
	Facility Masonry Repair		\$25,000	Facility Masonry Repair		\$25,000	
	Apartment Painting		\$30,000	Apartment Painting		\$30,000	
	Elevator Shaft & Cont. Rm Wiring		\$25,000	Elevator Shaft & Cont. Rm Wiring		\$25,000	
	Pump Refurb/Zone Control		\$18,000	Pump Refurb/Zone Control		\$18,000	
	Interior Steam & Return Line		\$20,000	Interior Steam & Return Line		\$20,000	
	Interior Sewer Cleaning		\$8,000	Interior Sewer Cleaning		\$8,000	
	Compactor System Refurb		\$10,000	Compactor System Refurb		\$10,000	
	Utility Monitoring System		\$5,000	Utility Monitoring System		\$5,000	
	Electric: Exterior Security Lighting		\$25,000	Electric: Exterior Security Lighting		\$25,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000	
	Dwelling Structures			Dwelling Structures			
	Pipe Insulation		\$20,000	Pipe Insulation		\$20,000	
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$30,000	Ranges & Refrigerators		\$30,000		
Subtotal of Estimated Cost, Berry Gardens, Year 2			\$316,000	Subtotal of Estimated Cost, Berry Gardens, Year 3			\$316,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-11,15,18 Berry Gardens I,II,III & IV</u>			<u>N.J. 9-11,15,18 Berry Gardens I,II,III & IV</u>		
	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$10,000
	Vacancy/Apt. Refurbishment		\$30,000	Vacancy/Apt. Refurbishment		\$50,000
	Painting Halls/Stairs		\$15,000	Painting Halls/Stairs		\$15,000
	Plastering Work Items		\$25,000	Plastering Work Items		\$10,000
	Facility Masonry Repair		\$25,000	Facility Masonry Repair		\$10,000
	Apartment Painting		\$30,000			
	Elevator Shaft & Cont. Rm Wiring		\$25,000	Elevator Shaft & Cont. Rm Wiring		\$25,000
	Pump Refurb/Zone Control		\$18,000	Pump Refurb/Zone Control		\$10,000
	Interior Steam & Return Line		\$20,000	Interior Steam & Return Line		\$10,000
	Interior Sewer Cleaning		\$8,000	Interior Sewer Cleaning		\$8,000
	Compactor System Refurb		\$10,000	Compactor System Refurb		\$10,000
	Utility Monitoring System		\$5,000	Utility Monitoring System		\$5,000
	Electric: Exterior Security Lighting		\$25,000	Electric: Exterior Security Lighting		\$15,000
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000
				Bathroom Mod (Minor)		\$25,000
	Dwelling Structures			Dwelling Structures		
	Pipe Insulation		\$20,000	Pipe Insulation		\$10,000
				Fire Pump Refurbishment		\$15,000
	Dwelling Equipment			Dwelling Equipment		
			Ranges & Refrigerators		\$30,000	
	Subtotal of Estimated Cost, Berry Gardens, Year 4		\$286,000	Subtotal of Estimated Cost, Berry Gardens, Year 5		\$268,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 2 FY 2009			Work Statement for Year 3 FY 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<u>N.J. 9-14, Thomas J. Stewart Apts.</u>				<u>N.J. 9-14, Thomas J. Stewart Apts.</u>	
See	Site Improvements/Utilities Site Improvements-Front Face Entranceway		\$25,000	Site Improvements/Utilities		
Annual	Skilled Trades			Skilled Trades		
Statement	Roof Repair		\$5,000	Roof Repair		\$5,000
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		\$10,000
	Plastering Work Items		\$5,000	Plastering Work Items		\$5,000
	Facility Masonry Repair		\$5,000	Facility Masonry Repair		\$5,000
	Apartment Painting		\$10,000	Apartment Painting		\$10,000
	Elevator Shaft & Cont. Rm Wiring		\$10,000	Elevator Shaft & Cont. Rm Wiring		\$10,000
	Heating/Boiler Refurbishing		\$5,000	Heating/Boiler Refurbishing		\$5,000
	Compactor System Refurb		\$3,000	Compactor System Refurb		\$3,000
	Dwelling Equipment Ranges & Refrigerators		\$15,000	Dwelling Equipment Ranges & Refrigerators		\$15,000
	Subtotal of Estimated Cost, Thomas J. Stewart, Year 2		\$103,000	Subtotal of Estimated Cost, Thomas J. Stewart, Year 3		\$78,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 FFY: 2007	Work Statement for Year 4 FFY: 2010			Work Statement for Year 5 FFY: 2011			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-14, Thomas J. Stewart Apts.</u>			<u>N.J. 9-14, Thomas J. Stewart Apts.</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$5,000	Roof Repair		\$5,000	
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$20,000	
	Painting Halls/Stairs		\$10,000	Lobby Stairs & Hallway		\$10,000	
	Plastering Work Items		\$5,000	Plastering Work Items		\$5,000	
	Facility Masonry Repair		\$5,000	Facility Masonry Repair		\$5,000	
	Apartment Painting		\$10,000	Apartment Painting			
	Elevator Shaft & Cont. Rm Wiring		\$10,000	Elevator Shaft & Cont. Rm Wiring		\$10,000	
	Heating/Boiler Refurbishing		\$5,000	Heating/Boiler Refurbishing		\$5,000	
Compactor System Refurb		\$3,000	Compactor System Refurb		\$3,000		
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$0	Ranges & Refrigerators		\$15,000		
Subtotal of Estimated Cost, Thomas J. Stewart, Year 4			\$63,000	Subtotal of Estimated Cost, Thomas J. Stewart, Year 5			\$78,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 2 FY 2009			Work Statement for Year 3 FY 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>PHA-WIDE</u>			<u>PHA-WIDE</u>		
	Annual Debt Service		\$801,688	Annual Debt Service		\$799,229
	Administrative		\$562,520	Administrative		\$562,520
	<u>AMP-WIDE</u>			<u>AMP-WIDE</u>		
	Management Improvements		\$802,697	Management Improvements		\$802,697
	Operations		\$1,125,041	Operations		\$1,125,041
Subtotal of Estimated Cost, PHA-Wide, Year 2			\$3,291,946	Subtotal of Estimated Cost, PHA-Wide, Year 3		
				\$3,289,487		

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

1/16/2008

Work Statement for Year 1 2008	Work Statement for Year 4 FFY: 2011			Work Statement for Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>PHA-WIDE</u>			<u>PHA-WIDE</u>		
	Annual Debt Service		\$802,034	Annual Debt Service		\$798,778
	Administrative		\$562,520	Administrative		\$562,520
	<u>AMP-WIDE</u>			<u>AMP-WIDE</u>		
	Management Improvements		\$802,697	Management Improvements		\$802,697
	Operations		\$1,125,041	Operations		\$1,125,041
	Subtotal of Estimated Cost, PHA-Wide, Year 4		\$3,292,292	Subtotal of Estimated Cost, PHA-Wide, Year 5		\$3,289,036

form HUD-52834 (10/96)
ref. Handbook 7485.3

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Page 4	<p>This ACOP also defines the policies and associated procedures for the operation of public housing units located within mixed financed developments which are managed by a private sector management company and which may or may not be subject to federal tax credit rules and regulations. Any subsequent changes will be duly adopted by the JCHA's Board of Commissioners and will be submitted to HUD for review and approval, as necessary.</p> <p>This document is intended to provide general guidelines by which the JCHA operates. However, it is recognized that there may be unforeseen circumstances not anticipated by the JCHA that may result in hardship. A hardship waiver may be requested and will be reviewed on a case-by-case basis.</p>	<p>This ACOP also defines the policies and associated procedures for the operation of public housing units located within mixed financed developments which are managed by a private sector management company and which may or may not be subject to federal tax credit rules and regulations. Any subsequent changes will be duly adopted by the JCHA's Board of Commissioners and will be submitted to HUD for review and approval, as necessary.</p> <p>This document is intended to provide general guidelines by which the JCHA operates. However, it is recognized that there may be unforeseen circumstances not anticipated by the JCHA that may result in hardship. A hardship waiver may be requested and will be reviewed <i>by the Regional Asset Manager or the Executive Director.</i></p>	<p><i>The Resident Council Board would be allowed to request a waiver on a Resident's behalf. (with their permission)</i></p>	<p>This ACOP also defines the policies and associated procedures for the operation of public housing units located within mixed financed developments which are managed by a private sector management company and which may or may not be subject to federal tax credit rules and regulations. Any subsequent changes will be duly adopted by the JCHA's Board of Commissioners and will be submitted to HUD for review and approval, as necessary.</p> <p>This document is intended to provide general guidelines by which the JCHA operates. However, it is recognized that there may be unforeseen circumstances not anticipated by the JCHA that may result in hardship. A hardship waiver may be requested <i>by the resident or the Resident Leadership Organization on behalf of the resident</i> and will be reviewed <i>by the Regional Asset Manager or the Executive Director.</i></p>
Page 10 – 11	<p>Site Codes: NJ9-2, NJ9-3/7, NJ9-4, NJ9-5, NJ9-6, NJ9-9, NJ9-10, NJ9-21, NJ9-27, NJ9-28, NJ9-29, NJ9-30, NJ9-11/15/18, NJ9-14, NJ9-20, NJ 9-19, NJ9-31, NJ 9-32, NJ9-33</p>	<p><i>Previous site codes will be removed and replaced with the new AMP numbers, AMP1 through AMP 16</i></p>		<p><i>Previous site codes will be removed and replaced with the new AMP numbers, AMP1 through AMP 16</i></p>
Page 11	<p>Woodward Terrace</p>	<p><i>Complete Addresses to be added include: 4-2, 6-1 – 16-2 , 302, 345 James Pop Curry Drive 312-1 – 324, 332-1 & 334-1 Woodward</i></p>		<p><i>Complete Addresses to be added include: 4-2, 6-1 – 16-2 , 302, 345 James Pop Curry Drive 312-1 – 324, 332-1 & 334-1 Woodward</i></p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
	<p>placement at the site of their choice, their names will be deleted from all other site-based waiting lists on which their names appeared.</p> <ul style="list-style-type: none"> ➤ If an applicant refuses placement at a particular site for a “good cause”, that is, a reason acceptable to the JCHA, his/her name will be removed from the waiting list for that site, but will remain on the waiting lists for all other sites chosen by the applicant. Good cause includes reasons related to health, proximity to work, school, and childcare for those working or going to school. (See Section 6.14) ➤ If an applicant refuses placement at a particular site without a “good cause”, his/her name will be removed from the waiting list for that site and from the waiting list for all other sites in which they applied. 	<p>placement at the site of their choice, their names will be deleted from all other site-based waiting lists on which their names appeared.</p> <ul style="list-style-type: none"> ➤ If an applicant refuses placement at a particular site for a “good cause”, that is, a reason acceptable to the JCHA, his/her name will be moved to the bottom of the waiting list for that site and will remain on the waiting lists for all other sites chosen by the applicant. Good cause includes reasons related to health, proximity to work, school, and childcare for those working or going to school. (See Section 6.14) ➤ If an applicant refuses placement at a particular site without a “good cause”, his/her name will be removed from the waiting list for that site and will remain on the waiting list for all other sites in which they applied. 	<p>“Good Cause” includes a rejection of a site if the applicant or family member was a victim of a crime at that particular site.</p>	<p>applicants have accepted placement at the site of their choice, their names will be deleted from all other site-based waiting lists on which their names appeared.</p> <ul style="list-style-type: none"> ➤ If an applicant refuses placement at a particular site for a “good cause”, that is, a reason acceptable to the JCHA, his/her name will be moved to the bottom of the waiting list for that site and will remain on the waiting lists for all other sites chosen by the applicant. Good cause includes reasons related to health, proximity to work, school, and childcare for those working or going to school, applicant or family member has been a victim of a crime at that particular site. (See Section 6.14) ➤ If an applicant refuses placement at a particular site without a “good cause”, his/her name will be removed from the waiting list for that site and will remain on the waiting list

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i> <i>for all other sites in which they applied.</i>
Page 16 Section 6.6c	<p>6.6c Closing the Waiting Lists The JCHA anticipates closing the conventional Public Housing waiting lists, except for applicants with a household income of 51% - 80% of the Area Median Income (AMI), and for applicants of the Dwight Street Homes Homeownership Program and for applicants of Elderly designated buildings, effective on or about April 1, 2007.</p>	<p>6.6c Closing the Waiting Lists The JCHA <i>closed</i> the conventional Public Housing waiting lists, except for applicants with a household income of 51% - 80% of the Area Median Income (AMI), and for applicants of the Dwight Street Homes Homeownership Program and for applicants of Elderly designated buildings, <i>effective on May 1, 2007.</i></p>	<p><i>What happens to applicants with a household income of 0%-50%? JCHA Response: HUD regulations require that 40% of all annual vacancies must be given to applicants' below 30% of median income; the remaining 60% will be between 30% and 80% of income.</i></p>	<p>6.6c Closing the Waiting Lists The JCHA <i>closed</i> the conventional Public Housing waiting lists, except for applicants with a household income of 51% - 80% of the Area Median Income (AMI), and for applicants of the Dwight Street Homes Homeownership Program and for applicants of Elderly designated buildings, <i>effective on May 1, 2007.</i></p>
Page 20 Section 6.7g	<p>6.7g Removal of Applicants from the Waiting List</p> <p>The JCHA (or its Agent) will only remove an applicant's name from the waiting list under the following circumstances:</p> <ul style="list-style-type: none"> ➤ The applicant requests in writing that his/her name be removed from the waiting list. ➤ The applicant does not meet either the eligibility or 	<p>Add:</p> <ul style="list-style-type: none"> ➤ <i>The applicant has failed to respond to two (2) JCHA</i> 	<p><i>Disagree if due to failure to delivery of</i></p>	<p>Add:</p> <ul style="list-style-type: none"> ➤ <i>The applicant has failed to respond to two (2) JCHA</i>

JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
	<p>suitability criteria as set forth in this policy.</p> <p>➤ The JCHA (or its Agent) has made reasonable efforts to contact the applicant to schedule interviews necessary to complete the application process and the applicant fails to respond; or the applicant fails to respond to requests for information necessary to process the application.</p>	<p><i>written communications regarding failure to comply with application update or applicant interview. If a letter is returned by the Post Office without a forwarding address, or unclaimed, the applicant will be removed without further notice, and the envelope will be maintained in the file. If a letter is returned with a forwarding address, it will be forwarded to the address indicated.</i></p>	<p><i>postal service.</i></p> <p><i>JCHA Response: If applicant has a good reason will reinstate applicant with the original date.</i></p>	<p><i>written communications regarding failure to comply with application update or applicant interview. If a letter is returned by the Post Office without a forwarding address, or unclaimed, the applicant will be removed without further notice, and the envelope will be maintained in the file. If the applicant did not respond due to “good cause”, the JCHA will reinstate the applicant with the original date. If a letter is returned with a forwarding address, it will be forwarded to the address indicated.</i></p>
<p>Page 21 Section 6.8a</p>	<p>Among its seven-(7) “family” developments, the JCHA currently serves a population of 2,269 households. Median income for these households reflects nationwide housing authority averages at approximately 18% of median income. This is in sharp contrast to 1977 figures that show that the average income for JCHA households was approximately 30% of median income. The breakdown of the JCHA’s households is as follows: 71% below 30% of median income; 17% between 31 and 50% of median; 7% between 51 and 80%; and 5% above 80%</p>	<p>Among its seven-(7) “family” developments, the JCHA currently serves a population of 2,134 households. Median income for these households reflects nationwide housing authority averages at approximately 18% of median income. This is in sharp contrast to 1977 figures that show that the average income for JCHA households was approximately 30% of median income. The breakdown of the JCHA’s households is as follows: 60% below 30% of median income; 21% between 31 and 50% of median and 19% between 51 and 80% of median. Thus, we</p>	<p><i>JCHA Response: How was information determined? Information from sites based on 50058 as of 11/1/07.</i></p>	<p>Among its seven-(7) “family” developments, the JCHA currently serves a population of 2,134 households. Median income for these households reflects nationwide housing authority averages at approximately 18% of median income. This is in sharp contrast to 1977 figures that show that the average income for JCHA households was approximately 30% of median income. The breakdown of the JCHA’s households is as follows: 60% below 30% of median income; 21% between 31 and 50% of median and 19% between 51 and 80% of median. Thus, we</p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
	<p>placement) displaced person, or a person with disabilities.</p> <p>➤ Special Needs Placements (Wheelchair Accessible Units)</p> <p>- The JCHA will first offer a vacant wheelchair accessible unit to existing residents who require such a unit. If there are no current residents who require the unit or if the unit is refused, it will then be offered to the next eligible, appropriately sized applicant family on the Public Housing waiting list requiring a wheelchair accessible apartment.</p>			
Page 23 Section 6.8c	<p><u>Preferences:</u></p> <p>Applicants are selected based on their meeting the qualifications for one of the Local Preferences listed below. The Applicant Selection Dept. monitors the site-based waiting lists to ensure that placements Authority-wide are as follows:</p> <ol style="list-style-type: none"> 1. Jersey City Resident/Working Family/Income Mixing, as described above 2. Jersey City Resident/Victim Witness/Domestic Violence 	<p><u>Preferences:</u></p> <p>Applicants are selected based on their meeting the qualifications for one of the Local Preferences listed below. The Applicant Selection Dept. monitors the site-based waiting lists to ensure that placements Authority-wide are as follows:</p> <p><i>The revised Preferences will be utilized in the following order:</i></p> <ol style="list-style-type: none"> 1. <i>Jersey City Resident/Working Family/Income Mixing</i> 2. <i>J.C. Resident/Victim Witness or</i> 	<p><i>Comments: Veterans should be higher on the list.</i></p>	<p><u>Preferences:</u></p> <p>Applicants are selected based on their meeting the qualifications for one of the Local Preferences listed below. The Applicant Selection Dept. monitors the site-based waiting lists to ensure that placements Authority-wide are as follows:</p> <p><i>The revised Preferences will be utilized in the following order:</i></p> <ol style="list-style-type: none"> 9. <i>Jersey City Resident/Working Family/Income Mixing</i> 10. <i>J.C. Resident/Victim Witness or</i>

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Page 23 Section 6.8c	<p>Victim/Working Family</p> <p>3. Jersey City Resident/Victim Witness/Domestic Violence Victim</p> <p>4. Jersey City Resident/Working Family/Veterans</p> <p>5. Jersey City Resident/Veterans</p> <p>6. Any Jersey City Resident/Working Family</p> <p>7. Any Jersey City Resident</p> <p>8. Other</p>	<p><i>Victim of Domestic Violence/Working Family</i></p> <p><i>3. Jersey City Resident/Victim Witness or Victim of Domestic Violence</i></p> <p><i>4. Jersey City Resident/Working Family/Veterans</i></p> <p><i>5. Jersey City Resident/Working Family</i></p> <p><i>6. Jersey City Resident/Veterans</i></p> <p><i>7. Jersey City Resident</i></p> <p><i>8. Other</i></p> <p><i>Within the Revised preferences, individuals/families requiring a wheelchair accessible unit are offered a vacant wheelchair accessible unit by the appropriate bedroom size before individuals/families that do not require a wheelchair accessible unit. And, a one or two person elderly or disabled family will be offered a unit before a single non-elderly person or disabled person.</i></p> <p><i>Single Applicants: a one or two person elderly, disabled family will be offered a unit before a single non-elderly or a non-disabled person.</i></p> <p><i>In accordance with HUD regulations, the JCHA is required to fill 40% of annual</i></p>	<p><i>Who can be assigned a wheelchair accessible unit?</i></p> <p><i>JCHA Response: Any resident/applicant who has proper medical documentation.</i></p>	<p><i>Victim of Domestic Violence/Working Family</i></p> <p><i>11. Jersey City Resident/Victim Witness or Victim of Domestic Violence</i></p> <p><i>12. Jersey City Resident/Working Family/Veterans</i></p> <p><i>13. Jersey City Resident/Working Family</i></p> <p><i>14. Jersey City Resident/Veterans</i></p> <p><i>15. Jersey City Resident</i></p> <p><i>16. Other</i></p> <p><i>Within the Revised preferences, individuals/families requiring a wheelchair accessible unit are offered a vacant wheelchair accessible unit by the appropriate bedroom size before individuals/families that do not require a wheelchair accessible unit. And, a one or two person elderly or disabled family will be offered a unit before a single non-elderly person or disabled person.</i></p> <p><i>Single Applicants: a one or two person elderly, disabled family will be offered a unit before a single non-elderly or a non-disabled person.</i></p> <p><i>In accordance with HUD regulations, the JCHA is required to fill 40% of annual</i></p>

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	<p>revitalized townhouse or renovated apartment in 3 New Heckman Drive, provided that the resident is deemed to be a “Resident Household in Good Standing” and meets the following Basic Eligibility requirements.</p> <p>1. Basic Eligibility Requirements:</p> <ul style="list-style-type: none"> ➤ Must not have any member of the family who will live in the new townhouse or apartment with a recent criminal background (for most cases, within the past three years). Checks will be made through the N.J. State Police and/or the Jersey City Police Department regarding all adult (18 years of age or over) household members. 	<p>revitalized townhouse or renovated apartment in 3 New Heckman Drive, provided that the resident is deemed to be a “Resident Household in Good Standing” and meets the following Basic Eligibility requirements.</p> <p>1. Basic Eligibility Requirements:</p> <ul style="list-style-type: none"> ➤ Must not have any member of the family who will live in the new townhouse or apartment with a recent criminal background (for most cases, within the past five years). Checks will be made through the N.J. State Police and/or the Jersey City Police Department regarding all adult (18 years of age or over) household members. 	<p><i>Change to 3 years for all sites.</i></p> <p><i>JCHA Response: Currently 5 years for all sites, with the exception of Curries Woods.</i></p>	<p>revitalized townhouse or renovated apartment in 3 New Heckman Drive, provided that the resident is deemed to be a “Resident Household in Good Standing” and meets the following Basic Eligibility requirements.</p> <p>1. Basic Eligibility Requirements:</p> <ul style="list-style-type: none"> ➤ Must not have any member of the family who will live in the new townhouse or apartment with a recent criminal background (for most cases, within the past three years). Checks will be made through the N.J. State Police and/or the Jersey City Police Department regarding all adult (18 years of age or over) household members.
Page 39 Section 6.12	6.12 “One Strike” Policy 6.12a <i>Criteria for Admission</i>	<i>No changes to “One Strike” Policy for admissions</i>	<i>All Resident Council Board members should receive a copy of “One Strike” Policy.</i>	<i>No changes to “One Strike” Policy for admissions</i>
Page 42 Section	6.12c Home Visits	6.12c Home Visits	<i>Discussion re: determination of poor housekeeping, no follow up inspections for</i>	6.12c Home Visits

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6.12e	<p>The JCHA may make appropriate applicant home visit:</p> <p>If preliminary background checks indicate an applicant family has a record of disturbance of neighbors, destruction of property, living or housekeeping habits at prior residences, which may adversely affect the health, safety or welfare of other residents.</p> <p>If the JCHA's Applicant Screening Committee recommends that a home visit is done prior to a final decision to admit or decline a potential tenant.</p> <p>If the Landlord Reference Report creates a doubt regarding an applicant's suitability for tenancy.</p> <p>If the applicant is seeking admission to a Homeownership Opportunity or Mixed-Finance Development a home visit is required prior to a final decision on placement.</p> <p>If the result of the home visit shows that the applicant does not demonstrate the capacity or willingness to abide by lease terms, then the applicant will not be eligible for placement.</p>	<p><i>The JCHA will make appropriate applicant and transfer (inter & intra) home visits.</i></p> <p><i>Delete</i></p> <p><i>Delete</i></p> <p><i>Delete</i></p> <p><i>Delete</i></p> <p>If the result of the home visit shows that the applicant does not demonstrate the capacity or willingness to abide by lease terms, then the applicant will not be eligible for placement.</p>	<p><i>failed units and yes resident would receive prior JCHA notification of inspection.</i></p>	<p><i>The JCHA will make appropriate applicant and transfer (inter & intra) home visits.</i></p> <p><i>Delete</i></p> <p><i>Delete</i></p> <p><i>Delete</i></p> <p><i>Delete</i></p> <p>If the result of the home visit shows that the applicant does not demonstrate the capacity or willingness to abide by lease terms, then the applicant will not be eligible for placement.</p>
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Section 9.1	<p>The documentation necessary to verify the SSN is a valid Social Security card issued by the Social Security Administration. The JCHA will also accept the following in lieu of a Social Security card:</p> <p>A driver's license Identification card issued by a federal, state or local agency Identification card issued by a medical insurance company or provider (including Medicare and Medicaid) Identification card issued by an employer or trade union Benefit award letters from government agencies Retirement benefit letter Life insurance policies Court records (real estate, tax notices, marriage & divorce, judgments or bankruptcy records)</p>	<p><i>The documentation necessary to verify the SSN is a valid Social Security card issued by the Social Security Administration.</i></p> <p>(Audit Finding)</p>	<p><i>Who's responsible for misplaced documentation in the resident file folder?</i></p>	<p><i>The documentation necessary to verify the SSN is a valid Social Security card issued by the Social Security Administration.</i></p>
Page 61 Section 9.6	<p>Full time student status – Letter from school</p>	<p><i>Full time student status -</i></p> <ul style="list-style-type: none"> - <i>Letter from school for high school student</i> - <i>Letter from registrar's office for college student</i> 	<p><i>Comments related to earned income and rent adjustments for full time students, and using report cards as documentation.</i></p>	<p><i>Full time student status -</i></p> <ul style="list-style-type: none"> - <i>Letter from school for high school student</i> - <i>Letter from registrar's office for college student</i>
Page 70 Section 10.4	<p>10.4 The Flat Rent</p> <p>The Flat Rent will be reevaluated annually and adjustments applied.</p>	<p>10.4 The Flat Rent</p> <p><i>The paragraph will remain the same with a new date of August 1, 2007.</i></p>	<p><i>Request Flat Rents schedules for each property. (See attached list)</i></p>	<p>10.4 The Flat Rent</p> <p><i>The paragraph will remain the same with a new date of August 1, 2007.</i></p>

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	<p>Affected families will be given a 30-day notice of any rent change. Adjustments are applied on the anniversary date for each affected family. This Flat Rent schedule is effective August 1, 2006. Current JCHA residents who pay the Flat Rent amount will be charged an increase of up to \$100/month but not more. A member of the household who becomes the Head of Household is still considered to be a “current” resident.</p>	<p>NOTE: The JCHA has reviewed the Flat Rents as required annually and the Flat Rent schedule will remain unchanged due to substantial reduction in funding (85.5%). This decrease in funding has resulted in diminished services and staffing for the residents of the JCHA.</p>	<p>Residents are not receiving a proper notification of rent changes. Will Head of Household receive a criminal background check?</p> <p>JCHA Response: Requested specific information on residents who did not receive proper notification.</p> <p>Yes criminal background check will be performed for Head of Household.</p>	<p>NOTE: The JCHA has reviewed the Flat Rents as required annually and the Flat Rent schedule will remain unchanged due to substantial reduction in funding (85.5%). This decrease in funding has resulted in diminished services and staffing for the residents of the JCHA.</p>
<p>Page 73 Section 10.7a Paragraph 1</p>	<p>Air Conditioners: The charge for use of an air conditioner is \$20.00 per month per air conditioner. For senior citizen (62 years of age or older) and disabled Heads of Households, the charge is \$5.00/mo per unit. The excess utility charge will be waived if use of the air conditioner is medically necessary and the proper documentation has been provided to the Manager.</p>	<p>This policy will apply only to those buildings where the Jersey City Housing Authority pays the utilities.</p> <p>Air Conditioners: The charge for an air conditioner is \$25.00 per month per air conditioner.</p> <p>For senior citizen (62 years of age or older) and disabled Heads of Households, the charge is \$10.00 per month per air conditioner.</p> <p>All air conditioner units must be installed properly and can only be installed in a room with two windows. For rooms with one window, a doctor’s note is required to be submitted to the office before</p>	<p>No increases in excess utility charges.</p> <p>Comment: One letter from doctor should be sufficient, do not have to acquire yearly.</p> <p>JCHA Response: Require letter as</p>	<p>This policy will apply only to those buildings where the Jersey City Housing Authority pays the utilities.</p> <p>Air Conditioners: The charge for an air conditioner is \$20.00 per month for the first air conditioner and \$25.00 for each additional air conditioner.</p> <p>For senior citizen (62 years of age or older) and disabled Heads of Households, the charge is \$5.00 per month for the first air conditioner and \$10.00 per month for each additional air conditioner.</p> <p>All air conditioner units must be installed properly and can only be installed in a room with two windows. For rooms with</p>

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		<i>installation.</i>	<i>documentation for REAC appeal.</i>	<i>one window, a doctor's note is required to be submitted to the office before installation.</i>
Page 73 Section 10.7a	Clothes Washers, Electric Dryers and Dishwashers: the charge for use is \$10.00/mo or \$120.00/year per appliance. For senior citizen (62 years of age or older) and disabled Heads of Households, the charge is \$5.00/month or \$60.00/ year per appliance.	<i>This policy will apply only to those buildings where the Jersey City Housing Authority pays the utilities.</i> <i>Clothes Washers, Electric Dryers, Dishwashers and Deep Freezers: the charge for use is \$20.00/mo or \$240.00/year per appliance. For senior citizen (62 years of age or older) and disabled Heads of Households, the charge is \$10.00/month or \$120.00/ year per appliance.</i>	<i>No increases for the gas & electric use of these appliances and no charge for the seniors</i>	<i>This policy will apply only to those buildings where the Jersey City Housing Authority pays the utilities.</i> <i>Clothes Washers: the charge for use is \$15.00 per month or \$180.00 per year. For Senior Citizen (62 years of age or older) and disabled Heads of Households, the charge is \$7.50 per month or \$90.00 per year. Electric Dryers, Dishwashers remain the same.</i>
Page 73 Section 10.7a	Deep Freezers: The charge for use of a freezer is \$20.00 per month or \$240.00 per year. For senior citizen (62 years of age or older) and disabled Heads of Households, the charge is \$5.00 per month or \$60.00 per year for a deep freezer.	<i>This was moved to appliances in paragraph above.</i>	<i>Reduce to \$10.00 and seniors "0"</i>	<i>Deep Freezers remain the same.</i>
Page 76 Section 10.8	At Mixed-Finance Developments, rent will be accepted at the Site Manager's office. Rent payments must be in the form of a check or money order only. No cash is accepted. The rent is due and payable on or before the 1 st of the month. Rent is considered late if received after the 5 th of the month or as specified by the managing	<i>At Pacific Court, Woodward Terrace and Lafayette Senior Living Center (Mixed-Finance Developments), rent will be accepted at the Site Manager's office. Rent payments must be in the form of a check or money order only. The rent is due and payable on or before the 1st of the month. Rent is considered late if received after the 5th of the month or as specified by</i>	<i>Change to 10th</i>	<i>At Pacific Court, Woodward Terrace and Lafayette Senior Living Center (Mixed-Finance Developments), rent will be accepted at the Site Manager's office. Rent payments must be in the form of a check or money order only. The rent is due and payable on or before the 1st of the month. Rent is considered late if received after the 5th of the month or as specified by</i>

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	<p>Agent.</p> <p>If the rent is not paid by the fifth of the month, a Notice to Vacate will be issued to the resident. In addition, a \$20.00 late charge will be assessed to the resident. If the rent remains unpaid as of the last day of the month, an additional \$10.00 penalty will be charged or unless otherwise specified by the managing Agent. If rent is paid by a personal check and the check is returned for insufficient funds, this shall be considered a non-payment of rent and will incur the late charge plus any additional charge to the JCHA's Agent from the receiving bank for processing costs. In addition, the resident will be required to pay future rent payments by money order only.</p>	<p>the managing Agent.</p> <p>If the rent is not paid by the fifth of the month, a Notice to Vacate will be issued to the resident. In addition, a \$20.00 late charge will be assessed to the resident. If the rent remains unpaid as of the last day of the month, an additional \$10.00 penalty will be charged or unless otherwise specified by the managing Agent. If rent is paid by a personal check and the check is returned for insufficient funds, this shall be considered a non-payment of rent and will incur the late charge plus any additional charge to the JCHA's Agent from the receiving bank for processing costs. In addition, after two (2) checks returned for insufficient funds in a one year period, the resident will be required to pay future rent payments by money order only.</p> <p><i>At Lafayette Village, (Mixed-Finance Development), rent will be accepted at the Site Manager's office. Rent payments must be in the form of a check or money order only. The rent is due and payable on or before the 1st of the month. Rent is considered late if received after the 5th of the month or as specified by the managing Agent.</i></p> <p>If the rent is not paid by the fifth of the month, a Notice to Vacate will be issued</p>	<p><i>No additional charges</i></p> <p><i>Comments regarding residents who are receiving Social Security and not paying late fees.</i></p> <p><i>JCHA Response: (If SS and SSI are late no late fee)</i></p> <p><i>Is JCHA collecting rent?</i></p> <p><i>JCHA Response: No</i></p>	<p>the managing Agent.</p> <p>If the rent is not paid by the fifth of the month, a Notice to Vacate will be issued to the resident. In addition, a \$20.00 late charge will be assessed to the resident. If the rent remains unpaid as of the last day of the month, an additional \$10.00 penalty will be charged or unless otherwise specified by the managing Agent. If rent is paid by a personal check and the check is returned for insufficient funds, this shall be considered a non-payment of rent and will incur the late charge plus any additional charge to the JCHA's Agent from the receiving bank for processing costs. In addition, after two (2) checks returned for insufficient funds in a one year period, the resident will be required to pay future rent payments by money order only.</p> <p><i>At Lafayette Village, (Mixed-Finance Development), rent will be accepted at the Site Manager's office. Rent payments must be in the form of a check or money order only. The rent is due and payable on or before the 1st of the month. Rent is considered late if received after the 5th of the month or as specified by the managing Agent.</i></p> <p>If the rent is not paid by the fifth of the month, a Notice to Vacate will be issued</p>

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		to the resident. In addition, a \$50.00 late charge will be assessed to the resident. If rent is paid by a personal check and the check is returned for insufficient funds, this shall be considered a non-payment of rent and will incur the late charge plus any additional charge to the JCHA's Agent from the receiving bank for processing costs. In addition, after three (3) checks returned for insufficient funds in a one year period, the resident will be required to pay future rent payments by money order only.	Reduce late charges to \$10.00 <i>JCHA Response: Management Plans for Mixed Income Developments are specifically approved by HUD.</i>	to the resident. In addition, a \$50.00 late charge will be assessed to the resident. If rent is paid by a personal check and the check is returned for insufficient funds, this shall be considered a non-payment of rent and will incur the late charge plus any additional charge to the JCHA's Agent from the receiving bank for processing costs. In addition, after three (3) checks returned for insufficient funds in a one year period, the resident will be required to pay future rent payments by money order only.
Page 76 Section 10.9	<p>10.9 Repayment agreements</p> <p>When a resident owes the JCHA for outstanding rent or back charges and is unable to pay the balance by the due date, the resident may request that the JCHA allow them to enter into a Repayment Agreement. The JCHA has the sole discretion of whether to accept such an agreement.</p> <p>When it has been determined and verified that the Head of Household owes the JCHA rent, whether as a result of under-reporting income or for other reasons, the Head of Household</p>	<p>10.9 Repayment agreements</p> <p>When a resident owes the JCHA for outstanding rent or back charges and is unable to pay the balance by the due date, the resident may request that the JCHA allow them to enter into a Repayment Agreement. The JCHA has the sole discretion of whether to accept such an agreement.</p> <p>SUGGESTED OPTIONS: When it has been determined and verified that the Head of Household owes the JCHA rent, whether as a result of under-reporting income or for other reasons, the Head of Household will be required to</p>	<p><i>Mixed Comments: to reduce down payment to 15% or keep at 25%.</i></p>	<p>10.9 Repayment agreements</p> <p>When a resident owes the JCHA for outstanding rent or back charges and is unable to pay the balance by the due date, the resident may request that the JCHA allow them to enter into a Repayment Agreement. The JCHA has the sole discretion of whether to accept such an agreement.</p> <p><i>The JCHA will offer a six (6) month amnesty period for all residents to declare any unreported income received and if it is determined and verified that the Head of Household owes the JCHA rent, whether as a result of this unreported</i></p>

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	<p>will be required to remit an initial lump-sum payment not to exceed 25% of the total outstanding balance owed upon issuance of a 30 day notice to the resident. Failure to remit this lump-sum payment by the end of the 30-day period will result in legal action to terminate tenancy and collect the entire amount owed.</p> <p>Once the lump-sum payment has been received by the JCHA, regular payments for the remaining balance will be added to the monthly rent statement and must be paid as follows:</p> <ul style="list-style-type: none"> • 50% of the remaining balance must be paid within the first 12 month period. • 100% of the remaining balance must be paid within the second 12 month period. 	<p>remit an initial lump-sum payment <i>in the amount of 25%</i> of the total outstanding balance owed upon issuance of a 30 day notice to the resident. Failure to remit this lump-sum payment by the end of the 30-day period will result in legal action to terminate tenancy and collect the entire amount owed.</p> <p align="center">OR</p> <p><i>The JCHA will offer a six (6) month amnesty period for all residents to declare any unreported income received and if it is determined and verified that the Head of Household owes the JCHA rent, whether as a result of this unreported income or for other reasons, the Head of Household will be required to make 24 regular payments added to the monthly rent statement if the balance is \$10,000. or less. If the balance is over \$10,000., the head of Household will be required to make 36 regular payments added to the monthly rent statement.</i></p> <p><i>For those residents who do not declare unreported income received during this amnesty period and the JCHA determines and verifies that the Head of Household owes the JCHA rent, whether as a result of under-reporting income or for other reasons, the JCHA will seek legal action</i></p>	<p><i>Ensure that residents get this information to make their decision.</i></p> <p><i>Two (2) rent receipts should be mailed out One (1) for rent payable by the 10th of the month and One (1) for underreported fees payable by the end of the month.</i></p> <p><i>Pay underreported income within 3 years. No eviction if payment isn't made.</i></p>	<p><i>income or for other reasons, the Head of Household will be required to remit an initial lump-sum payment in the amount of 15% of the total outstanding balance owed upon issuance of a 30 day notice to the resident.</i></p> <p><i>After this 6-month amnesty period and for all other residents, when it has been determined and verified that the Head of Household owes the JCHA rent, whether as a result of under-reporting income or for other reasons, the Head of Household will be required to remit an initial lump-sum payment in the amount of 25% of the total outstanding balance owed upon issuance of a 30 day notice to the resident. Failure to remit this lump-sum payment by the end of the 30-day period will result in legal action to terminate tenancy and collect the entire amount owed.</i></p> <p><i>In either situation, after the initial lump-sum payment, the Head of Household will be required to make 24 regular payments if the balance is \$10,000. or less. If the balance is over \$10,000., the Head of Household will be required to make 36 regular payments.</i></p> <p><i>For those tenants entering into a</i></p>

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	<p>or self-sufficiency program</p> <ul style="list-style-type: none"> ➤ Residents receiving TANF (Note: if the Head of Household is complying with all Program requirements, then every adult member of the household is exempt from the Community Service Requirement.) 	<ul style="list-style-type: none"> ➤ <i>No change</i> 		<ul style="list-style-type: none"> ➤ <i>No change</i>
<p>Page 83 Section 12.2A</p>	<p>A. <i>Special Recertifications</i> For families who report a temporary decrease in income (for 60 days or less) as a result of a short-term disability or other situation, the JCHA will reduce the rent accordingly but will perform a Special Recertification every 60 days until a reasonably accurate estimate of income can be made.</p>	<p><i>Delete paragraph, already addressed in previous section noted below:</i></p> <p>12.2. <i>Interim Recertifications</i></p> <p>Families are not required to, but may at any time, request an interim recertification based on a decrease in income, (<i>except for a decrease that lasts less than 60 days</i>), an increase in allowable expenses, or other changes in family circumstances. Upon such request, the JCHA will process the interim recertification and recalculate the resident's rent.</p>	<p><i>JCHA Response: Request clarification on interim recertification and provide more clarification to Managers Re: Seasonal work (e.g. appeal 10 month salary over 12 months and therefore no need for interims)</i></p>	<p><i>Delete paragraph, already addressed in previous section noted below:</i></p> <p>12.2. <i>Interim Recertifications</i></p> <p>Families are not required to, but may at any time, request an interim recertification based on a decrease in income, an increase in allowable expenses, or other changes in family circumstances. Upon such request, the JCHA will process the interim recertification and recalculate the resident's rent.</p>

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	<p>moves or deceases and is the sole occupant, the Lease will be terminated.</p> <p>If the removal of a member of the household, for any reason, results in an under-utilized unit size, the household may be required to transfer into an appropriately sized unit. Failure to comply is a material violation of the Lease and may result in termination of tenancy.</p>	<p>comply is a material violation of the Lease and may result in termination of tenancy.</p>		<p>comply is a material violation of the Lease and may result in termination of tenancy.</p>
<p>Page 87 Section 12.5 Paragraph 3</p>	<p><i>12.5. Change in Head of Household</i></p> <p>If the Head of Household deceases or permanently leaves the unit for any reason, the remaining family members may continue to occupy the unit if there is at least one household member living in the unit and listed on the Lease (not a Live-In Aide) of legal age and capacity to execute the Lease.</p> <p>Prior to becoming the new Head of Household, the individual must pass the JCHA background screening as described in Section 6.12b, including but not limited to a criminal background check, must</p>			

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	<p>not be a registered Sex Offender, must be in “Good Standing,” meaning no recent, serious or repeated behavioral problems, and have income to sustain the household.</p> <p>The JCHA may permit an adult, not on the lease, to be become the Head of Household in the event that the only remaining members of the household are minors who would otherwise have to leave the unit. The individual would first have to pass the JCHA background screening described above and in Section 6.12b.</p> <p>The new Head of Household <u>may</u> assume any outstanding debt owed to the JCHA by the former head of household and enter into a payment agreement. The JCHA will not hold a remaining family member responsible for debt incurred by the former head of household during the period prior to the new Head of Household attaining the age of 18.</p> <p>The new Head of Household will be required to pay a Security Deposit of one month’s rent. This</p>	<p><i>Add:</i> <i>The new Head of Household will be processed, rent will be calculated and portion will be retroactive to date of occupancy.</i></p>	<p><i>What happens if the Household does not meet “good standing requirements”?</i></p> <p><i>JCHA Response: Will not execute the lease and will take legal action (if necessary).</i></p> <p><i>JCHA Response: Head of Household should not assume any rental liability. Current language states “may” but is not required.</i></p>	<p>The JCHA may permit an adult, not on the lease, to be become the Head of Household in the event that the only remaining members of the household are minors who would otherwise have to leave the unit. The individual would first have to pass the JCHA background screening described above and in Section 6.12b.</p> <p>The new Head of Household <i>will not be required but</i> may assume any outstanding debt owed to the JCHA by the former head of household and enter into a payment agreement. The JCHA will not hold a remaining family member responsible for debt incurred by the former head of household during the period prior to the new Head of Household attaining the age of 18.</p> <p><i>Add:</i> <i>The new Head of Household will be processed, rent will be calculated and</i></p>

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	<p>does not apply if the existing Head of Household is transferring or moving into another unit as the Head of Household.</p>			<p><i>portion will be retroactive to date of occupancy.</i></p>
<p>Page 91 Section 13.5</p>	<p>13.5 Site-Based Waiting Lists</p> <p>Transfer lists will be site-based, administered by site Management and overseen by the JCHA Department of Applicant Selection (as will be the case with new admissions).</p> <p>All residents who are on the JCHA’s overcrowded and under-occupied lists must inform the JCHA of the sites to which they would be willing to transfer if and when the opportunity arises. This will result in many of the families being on the Transfer Waiting lists for more than one site, thus improving the chances of gaining an appropriately sized apartment.</p> <p>A household which is overcrowded may respond that the only site to which they wish to transfer is the</p>	<p>13.5 Site-Based Waiting Lists</p> <p>Transfer lists will be site-based, administered by site Management and overseen by the JCHA Department of Applicant Selection (as will be the case with new admissions).</p> <p>All residents who are on the JCHA’s <i>under-occupied list will be provided two referrals to available appropriate sized units at any JCHA-owned developments. If a resident refuses placement at a particular site except for a “good cause”, that is, a reason acceptable to the JCHA, the JCHA will seek eviction. Good cause includes reasons related to health, proximity to work, school, and childcare for those working or going to school. (See Section 6.14)</i></p>	<p><i>Not Asset Management</i></p> <p><i>JCHA Comment: The application selection process is a mix decentralized process for administrative efficiency.</i></p> <p><i>Good Cause includes a rejection of a site if the applicant or family member was victim of a crime at that particular site.</i></p> <p><i>No eviction for not accepting transfer to smaller unit.</i></p>	<p>13.5 Site-Based Waiting Lists</p> <p>Transfer lists will be site-based, administered by site Management and overseen by the JCHA Department of Applicant Selection (as will be the case with new admissions).</p> <p>All residents who are on the JCHA’s <i>under-occupied list will be provided two referrals to available appropriate sized units at any JCHA-owned developments. If a resident refuses placement at a particular site except for a “good cause”, that is, a reason acceptable to the JCHA, the JCHA will pursue legal action. Good cause includes reasons related to health, proximity to work, school, and childcare for those working or going to school, resident or family member has been a victim of a</i></p>

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	<p>site at which they currently reside, provided that it is clearly understood that if the current site is the resident's only choice, waiting time will be much longer than if multiple sites are acceptable.</p> <p>A household which is under-occupied may also respond that their preference is for the JCHA to limit its requirement that the resident transfer to an appropriately sized (smaller) unit to the resident's current development. However, if the JCHA makes an offer of an appropriately sized unit at the resident's current development and the resident refuses that offer, except for refusals for unforeseeable good cause, the JCHA will no longer honor the resident's preference to remain at their current site.</p> <p>(Note: As per the HUD Field office's recommendation in a Management Audit, the JCHA will assess the feasibility of having some families switch units in cases of over/under housed families to ease the situation.)</p>	<p><i>A household which is overcrowded may talk to the Asset Manager and submit written request for a transfer to an appropriated sized unit.</i></p> <p>Remove</p> <p><i>Recommendation noted in previous ACOP from HUD Field Office open to discussion : For families under occupied by 2 or more bedrooms may be eligible to "switch" units with another resident in cases of over/under housed families to ease the situation.</i></p>	<p><i>Mixed reactions, some in favor, some opposed particularly as it relates to coordination issues.</i></p>	<p><i>crime at that particular site. (See Section 6.14)</i></p> <p><i>A household which is overcrowded must contact the Asset Manager and submit written request for a transfer to an appropriated sized unit.</i></p> <p>Remove</p> <p><i>For families under occupied by 2 or more bedrooms may be eligible to "switch" units with another resident in cases of over/under housed families to ease the situation.</i></p>

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Page 98 Section 14.4 A	<p>14.4 WINDOW GUARD POLICY</p> <p>The JCHA (and its Agents) is required by State law to provide, install and maintain window guards in:</p> <p>A. Any apartment or townhouse, other than those on the first floor, of any resident who has a child 10 years of age or younger living in the unit; and</p> <p>B. In building halls above the first floor, which are accessible, without having to go out of the building, by a household who has a child 10 years of age or younger living in the unit, when such resident makes a written request to the JCHA that the window guards be installed.</p> <p>Exceptions to the above are that pursuant to State law, no window guards may be installed on windows providing access to a fire escape. As a matter of policy, the JCHA maintains window guards in all windows, above the first floor in high-rise buildings. In low-rise buildings (4 stories or fewer),</p>	<p>14.4 WINDOW GUARD POLICY</p> <p>The JCHA (and its Agents) is required by State law to provide, install and maintain window guards, <i>upon written request by a tenant, in a unit in which a child 10 years of age or younger resides or in building halls above the first floor which are accessible.</i></p> <p>A. <i>Remove</i></p> <p>B. <i>Remove</i></p> <p>Exceptions to the above are that pursuant to State law, no window guards may be installed on windows providing access to a fire escape <i>or which are located on the first floor.</i></p> <p><i>Remove 1st sentence of paragraph. (Noted above)</i> <i>A window guard can not be installed on windows providing</i></p>	<p><i>Comments on the REAC Inspections as it relates to Child Guard Bars.</i></p> <p><i>Comment on whether this also includes furniture in front of windows.</i></p> <p><i>JCHA Response: Yes, REAC and fire code violation.</i></p>	<p>14.4 WINDOW GUARD POLICY</p> <p>The JCHA (and its Agents) is required by State law to provide, install and maintain window guards, <i>upon written request by a tenant, in a unit in which a child 10 years of age or younger resides or in building halls above the first floor which are accessible.</i></p> <p>A. <i>Remove</i></p> <p>B. <i>Remove</i></p> <p>Exceptions to the above are that pursuant to State law, no window guards may be installed on windows providing access to a fire escape <i>or which are located on the first floor.</i></p> <p><i>Remove 1st sentence of paragraph. (Noted above)</i> <i>A window guard can not be installed on windows providing</i></p>

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	<p>residents must request window guards.</p> <p>A window guard can not be installed on windows providing access to a fire escape. The Resident Household may not remove, tamper with or destroy the window guard and will be charged by the JCHA for any resident-caused damages. The Resident's failure to report the need for repairs to the window guards in a timely manner shall be considered to contribute to any damage that occurs.</p>	<p><i>access to a fire escape.</i></p>		<p><i>access to a fire escape.</i></p>
<p>Page 99 Section 14.6</p>	<p>As a general practice, the JCHA will not paint the unit upon occupancy. However, at the JCHA's discretion and on a case-by-case basis, provisions may be made for senior residents and residents with a physical disability who are unable to paint the apartment themselves. If the JCHA paints the apartment, the Head of Household is not eligible for a paint reimbursement.</p>	<p><i>As a general practice, the JCHA will either paint the unit upon occupancy or provide paint for the resident to paint themselves. If the JCHA is unable to paint the unit and paint is not available to be provided to the new tenant at initial lease-up, the JCHA will provide paint reimbursement provided the following has been completed and inspected:</i></p> <ul style="list-style-type: none"> ▪ <i>Apartment walls, ceilings, closets, doors, and window & door trim must be</i> 		<p><i>As a general practice, the JCHA will either paint the unit upon occupancy or provide paint for the resident to paint themselves. If the JCHA is unable to paint the unit and paint is not available to be provided to the new tenant at initial lease-up, the JCHA will provide paint reimbursement provided the following has been completed and inspected:</i></p> <ul style="list-style-type: none"> ▪ <i>Apartment walls, ceilings, closets, doors, and window & door trim must be</i>

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		<p><i>Painted</i></p> <ul style="list-style-type: none"> ▪ <i>Head of Household must inform the Asset Manager when ALL of the above mentioned interior areas have been painted.</i> ▪ <i>Asset Manager will inspect the unit to ensure that the painting has been completed in accordance with the Painting Policy provisions (Section 14.6)</i> <p><i>After this initial process, the Head of Household is not eligible for a paint reimbursement for 3 years.</i></p>		<p><i>Painted</i></p> <ul style="list-style-type: none"> ▪ <i>Head of Household must inform the Asset Manager when ALL of the above mentioned interior areas have been painted.</i> ▪ <i>Asset Manager will inspect the unit to ensure that the painting has been completed in accordance with the Painting Policy provisions (Section 14.6)</i> <p><i>After this initial process, the Head of Household is not eligible for a paint reimbursement for 3 years.</i></p>
Page 100 Section 15.2	A <u>non-refundable</u> ownership fee of \$100.00 shall be required for all dogs and cats. The JCHA reserves the right to change this fee amount consistent with federal guidelines at any time. Residents who previously paid a pet ownership fee according to JCHA policy in effect at the time, of less than \$100 will not be required to pay an additional fee on an existing pet.	A <u>non-refundable</u> ownership fee of \$150.00 shall be required for <i>each</i> dog or cat. The JCHA reserves the right to change this fee amount consistent with federal guidelines at any time. Residents who previously paid a pet ownership fee according to JCHA policy in effect at the time, of less than \$150 will not be required to pay an additional fee on an existing pet.	<i>Mixed Comments: Raise fees to \$200.00 or leave at \$100.00.</i>	A <u>non-refundable</u> ownership fee of \$200.00 shall be required for <i>each</i> dog or cat. The JCHA reserves the right to change this fee amount consistent with federal guidelines at any time. Residents who previously paid a pet ownership fee according to JCHA policy in effect at the time, of less than \$150 will not be required to pay an additional fee on an existing pet.
Page 102 Section 16.0	16.0 RENTAL OF COMMUNITY FACILITIES POLICY The JCHA provides space for a	16.0 RENTAL OF COMMUNITY FACILITIES POLICY The JCHA provides space for a	<i>Have input from Resident Organization on</i>	16.0 RENTAL OF COMMUNITY FACILITIES POLICY The JCHA provides space for a

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	Community Room at each site to be utilized by staff and residents for various activities in an effort to promote and foster positive communication and appropriate social interaction. To this end, the JCHA has partnered with the Resident Councils (RCs) and the Resident Management Corporations (RMCs) at the various sites to make the Community Room Facility available to eligible residents upon receipt of a deposit and fee as outlined by the guidelines provided below.	Community Room at each site to be utilized by staff and residents for various activities in an effort to promote and foster positive communication and appropriate social interaction. To this end, the JCHA has partnered with the Resident Councils (RCs) and the Resident Management Corporations (RMCs) at the various sites to make the Community Room Facility available to eligible residents upon receipt of a deposit, fee, signed contract and hold harmless agreement as outlined by the guidelines provided below.	<i>leasing facilities to 3rd parties.</i> <i>Comments relating to accepting cash vs. money orders.</i>	Community Room at each site to be utilized by staff and residents for various activities in an effort to promote and foster positive communication and appropriate social interaction. To this end, the JCHA has partnered with the Resident Councils (RCs) and the Resident Management Corporations (RMCs) at the various sites to make the Community Room Facility available to eligible residents upon receipt of a deposit, fee, signed contract and hold harmless agreement as outlined by the guidelines provided below.
Page 102 Section 16.1 Page 102 Section 16.1	<p>16.1 USE OF THE COMMUNITY ROOM FACILITY</p> <p>The Community Room Facility may be utilized for meetings, training, seminars, the provision of social services (i.e., job fairs, medical screenings, etc.), for celebrations such as weddings, graduations, baby and bridal showers, birthdays, and funeral repast services. It may be used by the following persons or organizations:</p> <ul style="list-style-type: none"> ➤ JCHA meetings and other official business (given priority over all others) ➤ The Resident Head of 	<p>16.1 USE OF THE COMMUNITY ROOM FACILITY</p> <p>The Community Room Facility <i>at each site that the JCHA has approved the facility will</i> be utilized for meetings, training, seminars, the provision of social services (i.e., job fairs, medical screenings, etc.), for celebrations such as weddings, graduations, baby and bridal showers, birthdays, and funeral repast services. It may be used by the following persons or organizations:</p> <ul style="list-style-type: none"> ➤ JCHA meetings and other official business (given priority over all others) 	<p><i>Remove “good standing” requirement to use for repasts.</i></p>	<p>16.1 USE OF THE COMMUNITY ROOM FACILITY</p> <p>The Community Room Facility <i>at each site that the JCHA has approved the facility will</i> be utilized for meetings, training, seminars, the provision of social services (i.e., job fairs, medical screenings, etc.), for celebrations such as weddings, graduations, baby and bridal showers, birthdays, and funeral repast services. The Asset Manager and Resident Leadership will discuss the house rules applicable at their site. It may be used by the following persons or organizations:</p> <ul style="list-style-type: none"> ➤ JCHA meetings and other

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	<p>Household in “Good Standing” may rent the Facility at any JCHA site location.</p> <ul style="list-style-type: none"> ➤ At the discretion of the JCHA, the Facility may be utilized by various local agencies, the Board of Education and other public entities, established non-profit organizations with the appropriate 501C-3 license and NJ State liability insurance, and established private organizations with the appropriate NJ State licenses and liability insurance. <p>The Facility may NOT be sub-leased or utilized for fundraising events that benefit an individual resident. It may be rented for a maximum period of four (4) hours on weekdays until 10:00pm and on weekends and holidays until 11:00pm, plus one (1) hour for clean up after the event. The renter may enter the Facility two (2) hours in advance of an event in order to decorate or make preparations.</p>	<ul style="list-style-type: none"> ➤ The Resident Head of Household in “Good Standing” may rent the Facility at any JCHA site location. ➤ At the discretion of the JCHA, the Facility may be utilized by various local agencies, the Board of Education and other public entities, established non-profit organizations with the appropriate 501C-3 license and NJ State liability insurance, and established private organizations with the appropriate NJ State licenses and liability insurance. <p>The Facility may NOT be sub-leased or utilized for fundraising events that benefit an individual resident. It may be rented for a maximum period of four (4) hours on weekdays until 10:00pm and on weekends and holidays until 11:00pm, plus one (1) hour for clean up after the event. The renter may enter the Facility two (2) hours in advance of an event in order to decorate or make preparations.</p>		<p>official business (given priority over all others)</p> <ul style="list-style-type: none"> ➤ The Resident Head of Household in “Good Standing” may rent the Facility at any JCHA site location. ➤ At the discretion of the JCHA, the Facility may be utilized by various local agencies, the Board of Education and other public entities, established non-profit organizations with the appropriate 501C-3 license and NJ State liability insurance, and established private organizations with the appropriate NJ State licenses and liability insurance. <p>The Facility may NOT be sub-leased or utilized for fundraising events that benefit an individual resident. It may be rented for a maximum period of four (4) hours on weekdays until 10:00pm and on weekends and holidays until 11:00pm, plus one (1) hour for clean up after the event. The renter may enter the Facility two (2) hours in advance of an event in</p>

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	<p>NO ALCOHOLIC BEVERAGES OR SMOKING IS PERMITTED IN THE FACILITY.</p>	<p>Add: <i>The Resident Head of Household will sign a contract and the “Hold Harmless” Agreement with the RC/RMC indicating that the household will comply with all of the rules and responsibilities of Community Room Facility rental.</i></p> <p>NO ALCOHOLIC BEVERAGES OR SMOKING IS PERMITTED IN THE FACILITY.</p>		<p>order to decorate or make preparations.</p> <p>Add: <i>The Resident Head of Household will sign a contract and the “Hold Harmless” Agreement with the RC/RMC indicating that the household will comply with all of the rules and responsibilities of Community Room Facility rental.</i></p> <p>NO ALCOHOLIC BEVERAGES OR SMOKING IS PERMITTED IN THE FACILITY.</p>
<p>Page 103 Section 16.2</p>	<p>16.2 DEPOSIT AND FEE A minimal deposit and rental fee is charged at each Community Room Facility. The deposit and rental fee must be paid by MONEY ORDER only and must be made payable to the RC/RMC organization at the site. No checks or cash will be accepted. In order to reserve the Facility, a deposit must be paid at least two (2) weeks in advance of the rental date. The deposit will be returned to the resident (generally within two business days) after an inspection of the Facility confirms</p>	<p>16.2 DEPOSIT AND FEE A minimal deposit and rental fee is charged at each Community Room Facility. The deposit and rental fee must be paid by MONEY ORDER only and must be made payable to the RC/RMC organization at the site. <i>(If and when a RC/RMC does not comply with bookkeeping and reporting requirements, the JCHA has the discretion to receive the rental fees until the RC/RMC complies with all requirements.)</i> No checks or cash will be accepted. In order to</p>	<p><i>Remove this requirement as JCHA does not do the work.</i></p>	<p>16.2 DEPOSIT AND FEE <i>All residents, including Resident Leadership members, will be charged a minimal deposit and rental fee.</i> A minimal deposit and rental fee is charged at each Community Room Facility. The deposit and rental fee must be paid by MONEY ORDER only and must be made payable to the RC/RMC organization at the site. <i>(If and when a RC/RMC does not comply with bookkeeping and reporting requirements, the JCHA has the discretion to receive the</i></p>

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<p>Page 103 Section 16.2</p>	<p>that it was cleaned, mopped, and no damages were incurred.</p> <p>If the Facility or equipment is damaged or missing, the cost of labor, repairs and/or replacement items will be deducted from the deposit and forwarded to the JCHA by the RC/RMC organization. The balance will be retained by the RC/RMC organization. If the balance does not cover the entire cost of damages, the resident Head of Household will be responsible for paying the balance directly to the JCHA. If damage occurs, the resident Head of Household will not be permitted to rent the Facility for future events.</p> <p>The rental fee must be paid at least three (3) business days prior to the event and is non-refundable, unless the event is cancelled due to an emergency situation.</p> <p>No deposit or rental fee shall be charged to JCHA staff while performing a job-related function, such as training, seminars,</p>	<p>reserve the Facility, a deposit must be paid at least two (2) weeks in advance of the rental date. The deposit will be returned to the resident (generally within two business days) after an inspection of the Facility confirms that it was cleaned, mopped, and no damages were incurred.</p> <p>If the Facility or equipment is damaged or missing, the cost of labor, repairs and/or replacement items will be deducted from the deposit and forwarded to the JCHA by the RC/RMC organization. The balance will be retained by the RC/RMC organization. If the balance does not cover the entire cost of damages, the resident Head of Household will be responsible for paying the balance directly to the JCHA. If damage occurs, the resident Head of Household will not be permitted to rent the Facility for future events.</p> <p>The rental fee must be paid at least three (3) business days prior to the event and is non-refundable, unless the event is cancelled due to an emergency situation.</p>		<p><i>rental fees until the RC/RMC complies with all requirements.)</i> No checks or cash will be accepted. In order to reserve the Facility, a deposit must be paid at least two (2) weeks in advance of the rental date. The deposit will be returned to the resident (generally within two business days) after an inspection of the Facility confirms that it was cleaned, mopped, and no damages were incurred.</p> <p>If the Facility or equipment is damaged or missing, the cost of labor, repairs and/or replacement items will be deducted from the deposit and forwarded to the JCHA by the RC/RMC organization. The balance will be retained by the RC/RMC organization. If the balance does not cover the entire cost of damages, the resident Head of Household will be responsible for paying the balance directly to the JCHA. If damage occurs, the resident Head of Household will not be permitted to rent the Facility for future events.</p> <p>The rental fee must be paid at least three (3) business days prior to the event and is non-refundable, unless</p>

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ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
	<p>meetings, the provision of services to residents, etc. Deposits and rental fees for other organizations will be negotiated by the appropriate JCHA staff person and will be paid directly to the JCHA. Any such fees collected will be allocated to the Operating Budget for the site at which the Facility was rented.</p> <p align="center">Deposit and Rental Fee Schedule</p>	<p>No deposit or rental fee shall be charged to JCHA staff while performing a job-related function, such as training, seminars, meetings, the provision of services to residents, etc. <i>or to residents in “good standing” renting the room for repast services or to 3rd party providing social services to the residents of the site at the discretion of JCHA.</i> Deposits and rental fees for other organizations will be negotiated by the appropriate JCHA staff person and will be paid directly to the JCHA. Any such fees collected will be allocated to the Operating Budget for the site at which the Facility was rented.</p> <p align="center">Deposit and Rental Fee Schedule will remain the same</p>	<p><i>Remove “good standing” requirement for repast.</i></p> <p>JCHA should pay for use of facilities.</p>	<p>the event is cancelled due to an emergency situation.</p> <p>No deposit or rental fee shall be charged to JCHA staff while performing a job-related function, such as training, seminars, meetings, the provision of services to residents, etc. <i>or to residents in “good standing” renting the room for repast services or to 3rd parties’ at the discretion of the JCHA.</i> Deposits and rental fees for other organizations will be negotiated by the appropriate JCHA staff person and will be paid directly to the JCHA. Any such fees collected will be allocated to the Operating Budget for the site at which the Facility was rented.</p> <p align="center">Deposit and Rental Fee Schedule will remain the same</p>
Page 108 Section 17.7	Any violation or abuse of the JCHA Parking Policy may result in the parking permit being voided and future parking privileges may be revoked. In addition, the Resident Head of Household may be subject to legal action.	<i>Any violation or abuse of the JCHA Parking Policy may result in the parking permit being voided and future parking privileges may be revoked. In addition, Resident Head of Household may be subject to legal action. The JCHA has contracted with a towing company, signs have been posted and notifications sent to</i>	<i>Request 2 stickers per household and remove towing company.</i>	<i>Any violation or abuse of the JCHA Parking Policy may result in the parking permit being voided and future parking privileges may be revoked. In addition, Resident Head of Household may be subject to legal action. The JCHA has contracted with a towing company, signs have been posted and notifications sent to</i>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
		<i>all residents. Residents and/or their guests will be responsible for all charges if vehicle is towed.</i>		<i>all residents. Residents and/or their guests will be responsible for all charges if vehicle is towed.</i> <i>The Asset Manager and Resident Leadership will discuss and determine the parking rules, including the number of stickers to be issued (maximum of two per household), for their respective site.</i>
Page 110	18.3 “One-Strike you’re Out” Policy	<i>No changes to “One Strike” Policy for residents.</i>		<i>No changes to “One Strike” Policy for residents.</i>
Page 119 Section 18.7	18.7 RETURN OF SECURITY DEPOSIT Each Resident Household agrees to pay an amount equal to one month’s rent as a security deposit (i.e. the Resident’s portion of one month’s rent). However, residents who have security on deposit with the JCHA in the amount of \$25.00 or \$50.00 as of January 2002 will not be required to supply the JCHA with additional security. Security Deposits are placed in interest-bearing accounts as follows:	<i>Add: For Woodward Terrace: Commerce National Bank 1701 Route 70 East Cherry Hill, NJ 08034</i>	<i>Raise security deposits for existing residents based on the portion of their rent.</i>	<i>Add: For Woodward Terrace: Commerce National Bank 1701 Route 70 East Cherry Hill, NJ 08034</i>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
			<i>The JCHA will only be responsible for damage reimbursement if the damage not caused by the tenant.</i>	<i>Damage Claims: The JCHA will only be responsible for damage reimbursement if the damage was not caused by the tenant. Where applicable, the JCHA will seek reimbursement from the responsible party.</i>

NOTE: Corrections will be made throughout the Admissions and Continued Occupancy Policy (ACOP) anywhere there is a typographical error, new terminology (Site Manager to Asset Manager), etc.

Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
JCHA-Wide Management Improvements		1408						
HA-Wide Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring, Accounting & Legal	1410		\$72,783	\$72,783	\$72,783	\$11,230	
HA-Wide Fees and Costs								
	Total 1410:			\$72,783	\$72,783	\$72,783	\$11,230	

Signature of Executive Director & Date:

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

X

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Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-1 Lafayette Gardens	Site:	1450						
	Skilled Trades:	1460						
	Demolition	1485						
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-01:				\$0				

Signature of Executive Director & Date:

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

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Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
N.J. 9-2 Marion Gardens	Site:	1450							
	Site Improvements								
	Skilled Trades	1460							
	Facility Doors			\$40,000	\$40,000	\$40,000	\$0		
	Roof Repair/Tuckpointing			\$0	\$20,000	\$20,000	\$0		
	Vacancy Refurbishment			\$0	\$50,000	\$50,000	\$0		
	Apt Painting (Seniors)			\$0	\$30,000	\$30,000	\$0		
	Hot Water System			\$0	\$30,000	\$30,000	\$0		
	Exterior Security Lighting			\$0	\$30,000	\$30,000	\$0		
	Fire Alarm System			\$0	\$20,000	\$20,000	\$0		
					\$40,000	\$220,000	\$220,000	\$0	
	Dwelling Units:	1460							
	Apt. Window Replacement (1 Bldg.)				\$225,000	\$21,197	\$21,197	\$11,636	Funds transferred
	Kitchen Mod (Minor)				\$0	\$23,803	\$23,803	\$0	
	Dwelling Equipment:	1465.1				\$0	\$0	\$0	
Ranges and Refrigerators									
Non-Dwelling Structures:	1470								
Total, N.J. 9-02:				\$265,000	\$265,000	\$265,000	\$11,636		

Signature of Executive Director & Date:

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

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Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-03 Booker T. Washington Apts.	Site:	1450						
	Skilled Trades:	1460						
	LBP Abatement			\$0	\$25,000	\$25,000	\$0	
	Interior Steam/Return			\$0	\$55,000	\$55,000	\$0	
	Dwelling Units:	1460						
Lobby Entrance Door Refurb				\$115,000	\$35,000	\$35,000	\$0	
Dwelling Equipment:	1465.1							
Non-Dwelling Structures:	1470							
Total, N.J. 9-03:				\$115,000	\$115,000	\$115,000	\$0	

Signature of Executive Director & Date:

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

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ref. Handbook 7485.3

Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-07 Booker T. Washington Annex	Site:	1450						
	Skilled Trades:	1460						
	Vacancy/Apt Refurb			\$0	\$20,000	\$20,000	\$0	
	Interior Steam/Return			\$0	\$20,000	\$20,000	\$0	
	Kitchen Mod (Minor)			\$0	\$30,000	\$30,000	\$0	
	Dwelling Structures:	1460						
	Pipe Insulation			\$20,000	\$20,000	\$20,000	\$0	
	Lobby Entrance Door Refurb			\$80,000	\$0	\$0	\$41,200	
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators				\$0	\$10,000	\$10,000	\$0
Non-Dwelling Structures:	1470							
Total, N.J. 9-07:				\$100,000	\$100,000	\$100,000	\$41,200	

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

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Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-04 Hudson Gardens	A/E Fees:	1430						
	Trash Diposal Area			\$15,000	\$15,000	\$15,000	\$0	
	Dwelling Structures	1460						
	Pipe Insulation			\$10,000	\$10,000	\$10,000	\$0	
	Hot Water Boiler Repair			\$10,000	\$10,000	\$10,000	\$13,747	
	Dwelling Units:	1460						
	Apt. Window Replacement (Bldg. # 1)			\$275,000	\$275,000	\$275,000	\$657,909	Funds also available in CFP 2005
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-04:			\$310,000	\$310,000	\$310,000	\$671,656	

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

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Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-05 Holland Gardens	Site:	1450						
	Skilled Trades: Fire Escapes & Foundation:Refurb/Paint	1460		\$70,000	\$70,000	\$70,000	\$20,154	
	Dwelling Structures: Pipe Insulation	1460		\$10,000	\$10,000	\$10,000	\$0	
	Hot Water Boiler Repair			\$10,000	\$10,000	\$10,000	\$10,951	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-05:			\$90,000	\$90,000	\$90,000	\$31,105	

Signature of Executive Director & Date:

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

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Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-06 Montgomery Gardens	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Structures:	1460						
	Pipe Insulation			\$20,000	\$20,000	\$20,000	\$0	
	Elevator Security Camera			\$150,000	\$150,000	\$150,000	\$56,066	
Dwelling Equipment:	1465.1							
Non-Dwelling Structures:	1470							
Total, N.J. 9-06				\$170,000	\$170,000	\$170,000	\$56,066	

Signature of Executive Director & Date:

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

X

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Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-9 A. Harry Moore Apts.	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units:	1460						
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-09			\$0				

Signature of Executive Director & Date: _____

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ref. Handbook 7485.3

Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-10 Curries Woods	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units:	1430						
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-10:				\$0				

Signature of Executive Director & Date:

X

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

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ref. Handbook 7485.3

Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-11 Berry Gardens I & II	Site:	1450						
	Dwelling Structures:	1460						
	Pipe Insulation			\$20,000	\$20,000	\$20,000	\$0	
	Bathrooms/Reliners			\$125,000	\$0	\$0	\$477	
	Dwelling Units:	1460						
Apt Window Replacement				\$0	\$169,142	\$169,142	\$272,072	
Dwelling Equipment:	1465.1							
Non-Dwelling Structures:	1470							
Community Hall & Lobby Refurb				\$75,000	\$30,858	\$30,858	\$32,349	
Total, N.J. 9-11:				\$220,000	\$220,000	\$220,000	\$304,898	

Signature of Executive Director & Date:

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

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Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-14 Thomas J. Stewart Apts.	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Elevator Motor	1460		\$0	\$75,000	\$75,000	\$75,000	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures: Basement Area Floor Resurface	1470		\$75,000	\$0	\$0	\$0	
Total, N.J. 9-14:				\$75,000	\$75,000	\$75,000	\$75,000	

Signature of Executive Director & Date:

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

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Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-15/18 Berry Gardens III & IV	Site: Site Improvements	1450						
	Skilled Trades:	1460						
	Dwelling Units:	1460						
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-15/18:				\$0				

Signature of Executive Director & Date:

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Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-20 Dwight Street Homes	Site Improvements:							
	Skilled Trades:							
Total, NJ 9-20:				\$0				

Signature of Executive Director & Date:

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

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Part II: Supporting Pages

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations:	1406						
	Non-Dwelling Structures:	1470						
	Central Office Communications System			\$0	\$25,000	\$25,000	\$84,742	
	Fees and Costs							
	Central Office Communications System Consultant	1430		\$25,000	\$0	\$0	\$0	
	Total, PHA-Wide			\$25,000	\$25,000	\$25,000	\$84,742	

Signature of Executive Director & Date:

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

X

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²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 2003

Part I: Summary

HA Name Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No: NJ-39-P009-502-03 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2003
--	---	----------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending_9/30/07____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$72,783	\$72,783	\$72,783	\$11,230
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$40,000	\$15,000	\$15,000	\$0
8	1440 Site Acquisition				
9	1450 Site Improvements	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$1,180,000	\$1,289,142	\$1,289,142	\$1,159,212
11	1465.1 Dwelling Equipment-Nonexpendable	\$0	\$10,000	\$10,000	\$0
12	1470 Nondwelling Structures	\$150,000	\$55,858	\$55,858	\$117,091
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-18)	\$1,442,783	\$1,442,783	\$1,442,783	\$1,287,533
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Section 504 Compliance				
	Amount of line 19 Related to Security - Soft Costs				
	Amount of line 20 Related to Security - Hard Costs	\$235,000			
	Amount of line 19 Related to Energy Conservation Measures	\$100,000			
	Collateralization Expenses or Debt Service				

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
Administration	2/12/2006		1/31/2006	2/11/2008			
N.J. 9-02, Marion Gardens	2/12/2006		1/31/2006	2/11/2008			
N.J. 9-03/7, Booker T. Washington Apts.	2/12/2006		1/31/2006	2/11/2008			
N.J. 9-04, Hudson Gardens	2/12/2006		1/31/2006	2/11/2008			
N.J. 9-05, Holland Gardens	2/12/2006		1/31/2006	2/11/2008			
N.J. 9-06, Montgomery Gardens	2/12/2006		1/31/2006	2/11/2008			
N.J. 9-11, Berry Gardens, I & II	2/12/2006		1/31/2006	2/11/2008			
N.J. 9-14, Thomas J. Stewart Apts.	2/12/2006		1/31/2006	2/11/2008			
PHA-Wide	2/12/2006		1/31/2006	2/11/2008			

Signature of Executive Director & Date:

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

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

HA Name Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No: NJ-39-P009-501-04 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2004
--	---	-------------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 9/30/07 _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements (Soft Costs)	\$739,238	\$739,238	\$739,238	\$555,278
	Management Improvements (Hard Costs)	\$0	\$0	\$0	\$0
4	1410 Administration	\$489,248	\$489,248	\$489,248	\$482,261
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$60,000	\$210,000	\$210,000	\$258,035
8	1440 Site Acquisition				
9	1450 Site Improvement	\$60,000	\$98,600	\$98,600	\$15,812
10	1460 Dwelling Structures	\$2,889,000	\$2,715,400	\$2,715,400	\$2,378,382
11	1465.1 Dwelling Equipment-Nonexpendable	\$140,000	\$140,000	\$140,000	\$131,785
12	1470 Nondwelling Structures	\$15,000	\$0	\$0	\$0
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$500,000	\$500,000	\$500,000	\$635,643
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-20)	\$4,892,486	\$4,892,486	\$4,892,486	\$4,457,196
21	Amount of line 20 Related to LBP Activities	\$70,000	\$90,000	\$90,000	\$111,737
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$310,000	\$310,000	\$310,000	\$387,981
26	Collateralization Expenses or Debt Service				

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

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
JCHA-Wide	1) JCHA Agency Plan/Strategic Goals	1408						
	a) Staff			\$33,000	\$25,000	\$25,000	\$3,643	
Management	2) Transform Distressed "Projects" and Build New Communities			\$0	\$25,000	\$25,000	\$19,649	
	3) Promote & Enforce Resident Responsibility			\$311,000	\$281,000	\$281,000	\$229,049	
Improvements	a) One Strike: Staff							
	b) Res. Resp.: TAB Staff							
	JCHA Staff							
	Van Lease							
	ASP Staff & Trips							
	Training							
	4) Improve & Expand Senior Citizen Affordable Housing Opportunities			\$159,000	\$89,000	\$89,000	\$58,782	
	a) Staff							
	b) Security Contract							
	5) Achieve Greater Financial Stability			\$26,000	\$26,000	\$26,000	\$23,652	
	a) Staff							
	6) Ensure Civil Rights & Fair Housing Opportunities			\$39,000	\$65,000	\$65,000	\$55,775	
	a) Site Based Waiting List: Staff							
	7) Augment Staff Training & Development			\$25,000	\$45,000	\$45,000	\$43,463	
Admin	a) Training							
	8) Enhance Mgmt. Information Systems			\$146,238	\$183,238	\$183,238	\$121,265	
	a) MIS: Staff							
	b) Equipment, etc.							
HA-Wide Fees and Costs	Sub-Total 1408:			\$739,238	\$739,238	\$739,238	\$555,278	
	JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection and Accounting	1410		\$489,248	\$489,248	\$489,248	\$482,261	
		1430.7		\$0	\$205,000	\$205,000	\$257,386	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-01 Lafayette Gardens	Site:	1450						
	Mechanical and Electrical:	1460						
	Dwelling Units: Demolition and Associated Costs (Bldgs. # 11-13)	1485		\$500,000	\$500,000	\$500,000	\$576,462	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-01:				\$500,000	\$500,000	\$500,000	\$576,462	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-2 Marion Gardens	Site:	1450						
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$20,000	\$10,000	\$10,000	\$1,650	
	Vacancy/Apt. Refurbishment			\$50,000	\$50,000	\$50,000	\$32,186	
	Apartment Painting (Seniors)			\$30,000	\$30,000	\$30,000	\$4,124	
	Hot Water System/Convactor Piping			\$30,000	\$30,000	\$30,000	\$15,331	
	Electric: Exterior Security Lighting			\$30,000	\$30,000	\$30,000	\$10,961	
	Fire Alarm System Upgrade			\$20,000	\$30,000	\$30,000	\$32,548	
				\$180,000	\$180,000	\$180,000	\$96,800	
	Dwelling Units:	1460						
	Kitchen Modernization			\$75,000	\$85,000	\$85,000	\$40,658	
	Tuckpointing/Brick Repair			\$25,000	\$0	\$0	\$0	
	Boiler/Equipment Replace Gas/Oil Burner Combination			\$75,000	\$90,000	\$90,000	\$32,262	
	Apt Window Replacement			\$0	\$0	\$0	\$4,915	
	Dwelling Equipment:	1465.1						
Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	\$8,930		
Non-Dwelling Structures:	1470							
Total, N.J. 9-02:				\$365,000	\$365,000	\$365,000	\$183,565	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-03 Booker T. Washington Apts.	Site:							
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$10,000	\$5,000	\$5,000	\$2,956	
	Vacancy/Apt. Refurbishment			\$15,000	\$50,000	\$50,000	\$70,283	
	Painting Hall/Stairs			\$20,000	\$5,000	\$5,000	\$0	
	Apartment Painting			\$30,000	\$10,000	\$10,000	\$0	
	Interior Steam & Return Line			\$55,000	\$30,000	\$30,000	\$21,041	
	Electric: Exterior Security Lighting			\$10,000	\$50,000	\$50,000	\$48,886	
	Fire Alarm System Upgrade			\$10,000	\$25,000	\$25,000	\$22,049	
				\$150,000	\$175,000	\$175,000	\$165,215	
	Dwelling Units:	1460						
	Apartment Tiling			\$25,000	\$0	\$0	\$2,107	
	Boiler Room Stack/Breeching Repair			\$96,000	\$96,000	\$96,000	\$27,469	
	Lead-Based Paint Testing/Abatement			\$25,000	\$25,000	\$25,000	\$59,594	
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	\$10,305		
Non-Dwelling Structures:	1470							
Total, N.J. 9-03:				\$306,000	\$306,000	\$306,000	\$264,690	

HA Name			Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004		
			Replacement Housing Factor Grant No.:						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
N.J. 9-04 Hudson Gardens	Site:								
	Site Improvements (Garbage Receptacles)	1450		\$10,000	\$6,000	\$6,000	\$8,500		
	Electric Service Refurb			\$0	\$42,600	\$42,600	\$0		
	Mechanical and Electrical:	1460							
	Roof Repair/Tuckpointing			\$15,000	\$5,000	\$5,000	\$3,016		
	Apartment Painting			\$15,000	\$10,000	\$10,000	\$15,212		
	Lead Base Paint Testing/Abatement			\$20,000	\$40,000	\$40,000	\$40,069		
	Interior Steam & Return Line			\$15,000	\$14,000	\$14,000	\$12,673		
	Electric: Exterior Security Lighting			\$20,000	\$15,000	\$15,000	\$12,907		
	Fire Alarm System Upgrade			\$10,000	\$15,000	\$15,000	\$15,164		
					\$95,000	\$99,000	\$99,000	\$99,041	
	Dwelling Units:	1460							
	Boiler/Equipment Refurbishment				\$60,000	\$17,400	\$17,400	\$17,576	
	Dwelling Equipment:	1465.1							
	Ranges & Refrigerators				\$10,000	\$10,000	\$10,000	\$9,476	
Non-Dwelling Structures:	1470								
Total, N.J. 9-04:				\$175,000	\$175,000	\$175,000	\$134,593		

HA Name			Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004		
			Replacement Housing Factor Grant No.:						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
N.J. 9-05 Holland Gardens	Site:	1450							
	Mechanical and Electrical:	1460							
	Roof Repair/Tuckpointing			\$15,000	\$25,000	\$25,000	\$23,893		
	Vacancy/Apt. Refurbishment			\$25,000	\$20,000	\$20,000	\$13,226		
	Apartment Painting (Seniors)			\$25,000	\$10,000	\$10,000	\$2,688		
	Interior Steam & Return Line			\$25,000	\$25,000	\$25,000	\$11,936		
	Fire Alarm System Upgrade			\$10,000	\$35,000	\$35,000	\$25,029		
	Electric: Exterior Security Lighting			\$20,000	\$15,000	\$15,000	\$4,270		
					\$120,000	\$130,000	\$130,000	\$81,042	
	Dwelling Units:								
Radiator Valves Trap/Element Replace	1460			\$25,000	\$25,000	\$25,000	\$18,426		
Lead-Based Paint Testing/Abatement	1460			\$25,000	\$25,000	\$25,000	\$12,074		
Dwelling Equipment:	1465.1								
Ranges & Refrigerators				\$10,000	\$15,000	\$15,000	\$11,585		
Non-Dwelling Structures:									
Community Hall Refurbishment	1470			\$15,000	\$0	\$0	\$0		
Total, N.J. 9-05:				\$195,000	\$195,000	\$195,000	\$123,127		

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-06 Montgomery Gardens	Site:	1450						
	Underground Utility: Steam/Return			\$50,000	\$50,000	\$50,000	\$2,370	
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing		\$20,000	\$10,000	\$10,000	\$5,980		
	Facility Doors: Interior & Exterior		\$15,000	\$30,000	\$30,000	\$32,317		
	Vacancy/Apt. Refurbishment		\$40,000	\$100,000	\$100,000	\$99,332		
	Paint Halls/Stairs		\$40,000	\$10,000	\$10,000	\$0		
	Apartment Painting		\$45,000	\$10,000	\$10,000	\$3,236		
	Elevator Shaft & Control Room Wiring		\$50,000	\$50,000	\$50,000	\$45,523		
	Interior Steam & Return Line		\$30,000	\$20,000	\$20,000	\$14,880		
	Compactor System Refurb		\$30,000	\$30,000	\$30,000	\$27,385		
	Electric: Exterior Security Lighting		\$30,000	\$20,000	\$20,000	\$18,585		
	Fire Alarm System Upgrade		\$20,000	\$30,000	\$30,000	\$32,137		
				\$320,000	\$310,000	\$310,000	\$279,375	
	Dwelling Units:	1460						
	Kitchen Modernization (Apprentices)		\$25,000	\$60,000	\$60,000	\$59,298		
	Bathroom Modernization		\$50,000	\$75,000	\$75,000	\$73,285		
	Gas Line Replacement: Basement Main/Risers		\$25,000	\$0	\$0	\$0		
	Elevator: Cab Fire Proofing		\$110,000	\$105,000	\$105,000	\$225,025		
	Vacuum System Upgrade, Bldgs. 4, 5, 6		\$25,000	\$25,000	\$25,000	\$3,240		
Vent System Refurb Baths/Halls		\$20,000	\$0	\$0	\$36			
Dwelling Equipment:	1465.1							
Ranges & Refrigerators		\$15,000	\$15,000	\$15,000	\$14,139			
Non-Dwelling Structures:	1470							
	Total, N.J. 9-06			\$640,000	\$640,000	\$640,000	\$656,768	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-07 Booker T. Washington Annex	Site:	1450						
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$8,000	\$4,000	\$4,000	\$9,365	
	Vacancy/Apt. Refurbishment			\$20,000	\$20,000	\$20,000	\$34	
	Apartment Painting/LBP Abatement			\$15,000	\$15,000	\$15,000	\$44	
	Interior Steam & Return Line			\$20,000	\$10,000	\$10,000	\$0	
	Fire Alarm System Upgrade			\$5,000	\$3,000	\$3,000	\$0	
				\$68,000	\$52,000	\$52,000	\$9,443	
	Dwelling Units:	1460						
	Kitchen Mod, Bldgs. 8&9			\$30,000	\$56,000	\$56,000	\$18,708	
	Apartment Tiling			\$10,000	\$0	\$0	\$0	
	Exterior Painting			\$10,000	\$10,000	\$10,000	\$0	
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$5,000	\$5,000	\$5,000	\$6,171	
	Non-Dwelling Structures:	1470						
Total, N.J. 9-07:				\$123,000	\$123,000	\$123,000	\$34,322	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-09 A. Harry Moore Apts.	Site: Security Gate	1450		\$0	\$0	\$0	\$4,942	
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$20,000	\$20,000	\$20,000	\$4,569	
	Facility Doors: Interior & Exterior			\$15,000	\$15,000	\$15,000	\$25,064	
	Vacancy/Apt. Refurbishment			\$100,000	\$100,000	\$100,000	\$159,486	
	Elevator Shaft & Control Room Wiring			\$50,000	\$50,000	\$50,000	\$26,775	
	Interior Steam & Return Line			\$30,000	\$30,000	\$30,000	\$13,819	
	Compactor System Refurb			\$30,000	\$30,000	\$30,000	\$18,048	
	Electric: Exterior Security Lighting			\$30,000	\$30,000	\$30,000	\$30,571	
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$22,885	
				\$295,000	\$295,000	\$295,000	\$301,217	
	Dwelling Structures:	1460						
	Dwelling Equipment:	1465.1						
Ranges & Refrigerators			\$20,000	\$20,000	\$20,000	\$18,780		
Demolition	1485							
			\$0	\$0	\$0	\$59,181		
Total, N.J. 9-09:				\$315,000	\$315,000	\$315,000	\$384,120	

HA Name			Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004		
			Replacement Housing Factor Grant No.:						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
N.J. 9-10 Curries Woods	Site:	1450							
	Mechanical and Electrical:	1460							
	Roof Repair/Siding			\$10,000	\$10,000	\$10,000	\$13,196		
	Vacancy/Apt. Refurbishment			\$30,000	\$30,000	\$30,000	\$44,658		
	Elevator Shaft & Control Room Wiring			\$10,000	\$10,000	\$10,000	\$8,492		
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$10,296		
	Apartment Painting (Seniors)			\$20,000	\$20,000	\$20,000	\$684		
					\$80,000	\$80,000	\$80,000	\$77,326	
	Dwelling Units:	1460							
	Phase II Floors (2nd layer)				\$20,000	\$20,000	\$20,000	\$42,128	
Dwelling Equipment:	1465.1								
Ranges & Refrigerators				\$10,000	\$10,000	\$10,000	\$22,353		
Non-Dwelling Structures:	1470								
	Total, N.J. 9-10:			\$110,000	\$110,000	\$110,000	\$141,807		

HA Name			Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004		
			Replacement Housing Factor Grant No.:						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
N.J. 9-11 Berry Gardens I & II	Site:	1450							
	Mechanical and Electrical:	1460							
	Roof Repair/Tuckpointing			\$10,000	\$10,000	\$10,000	\$5,242		
	Vacancy/Apt. Refurbishment			\$20,000	\$95,000	\$95,000	\$80,997		
	Elevator Shaft & Control Room Wiring			\$20,000	\$30,000	\$30,000	\$21,553		
	Interior Steam & Return Line			\$20,000	\$20,000	\$20,000	\$7,064		
	Compactor System Refurb			\$10,000	\$20,000	\$20,000	\$18,495		
	Electric: Exterior Security Lighting			\$10,000	\$25,000	\$25,000	\$19,773		
	Fire Alarm System Upgrade			\$10,000	\$30,000	\$30,000	\$26,235		
					\$100,000	\$230,000	\$230,000	\$179,359	
	Dwelling Units:								
	Kitchen Modernization	1460			\$50,000	\$40,000	\$40,000	\$38,307	
	Security Doors (Intercom, Buzzer System, 199 Danforth)	1460			\$100,000	\$20,000	\$20,000	\$88,143	
	Bathroom Modernization	1460			\$50,000	\$25,000	\$25,000	\$3,852	
	Apartment Painting	1460			\$10,000	\$10,000	\$10,000	\$5,958	
Fire Pump Refurb	1430			\$15,000	\$5,000	\$5,000	\$649		
Dwelling Equipment:	1465.1								
Ranges & Refrigerators				\$20,000	\$15,000	\$15,000	\$17,302		
Non-Dwelling Structures:	1470								
	Total, N.J. 9-11:			\$345,000	\$345,000	\$345,000	\$333,570		

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-14 Thomas J. Stewart Apts.	Site:	1460						
	Mechanical and Electrical:							
	Roof Repair/Tuckpointing			\$5,000	\$1,000	\$1,000	\$400	
	Vacancy/Apt. Refurbishment			\$5,000	\$19,000	\$19,000	\$9,554	
	Painting Halls/Stairs			\$5,000	\$0	\$0	\$0	
	Plastering Work Items			\$5,000	\$0	\$0	\$0	
	Apartment Painting			\$10,000	\$5,000	\$5,000	\$1,300	
	Elevator Shaft & Control Room Wiring		\$10,000	\$15,000	\$15,000	\$13,757		
				\$40,000	\$40,000	\$40,000	\$25,011	
	Dwelling Units:	1460						
Dwelling Equipment:	1465.1							
Ranges & Refrigerators		\$15,000	\$15,000	\$15,000	\$2,326			
Non-Dwelling Structures:	1470							
Total, N.J. 9-14:				\$55,000	\$55,000	\$55,000	\$27,337	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-15/18 Berry Gardens III & IV	Site:	1430						
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$10,000	\$0	\$0	\$472	
	Vacancy/Apt. Refurbishment			\$10,000	\$10,000	\$10,000	\$2,517	
	Apartment Painting			\$10,000	\$5,000	\$5,000	\$0	
	Elevator: Shaft & Control Room Wiring			\$5,000	\$10,000	\$10,000	\$5,602	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$6	
				\$45,000	\$35,000	\$35,000	\$8,597	
	Dwelling Units:	1460						
	Kitchen Modernization			\$20,000	\$40,000	\$40,000	\$37,338	
	Apartment/Hallway Floor Refurb			\$25,000	\$25,000	\$25,000	\$20,012	
	Emergency Generator Stack Replace/ Trans Switch			\$145,000	\$0	\$0	\$15,257	
	Window Parts Replacement (Remedial) 72-82 Danforth Avenue			\$100,000	\$100,000	\$100,000	\$9,460	
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$10,000	\$10,000	\$10,000	\$10,418	
Non-Dwelling Structures	1470							
	Total, N.J. 9-15/18:			\$345,000	\$210,000	\$210,000	\$101,082	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-20 Dwight Street Homes	Site:							
	Mechanical and Electrical:	1460						
	Roof Repair/Siding			\$10,000	\$10,000	\$10,000	\$9,035	
	Vacancy Refurbishment			\$20,000	\$20,000	\$20,000	\$48,210	
	Dwelling Units:	1460						
	Dwelling Equipment:	1465.1						
	Ranges & Refrigerators			\$5,000	\$5,000	\$5,000	\$0	
	Non-Dwelling Structures	1470						
	Total, N.J. 9-20:			\$35,000	\$35,000	\$35,000	\$57,245	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ-39-P009-501-04				2004	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Site:	1430						
	Mechanical and Electrical:	1460						
	Dwelling Units:							
	Install Card Access System, Bldgs. 7&8	1460		\$40,000	\$85,000	\$85,000	\$143,583	
	Install Emergency Generator for Basis Power and Communications System, Bldgs. 7&8 P&S	1430		\$45,000	\$0	\$0	\$0	
	Install Emergency Generator for Basis Power and Communications System, Bldgs. 7&9	1460		\$70,000	\$0	\$0	\$0	
	Dwelling Equipment:	1465.1						
Non-Dwelling Structures								
	Total, PHA-WIDE:			\$155,000	\$85,000	\$85,000	\$143,583	

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

HA Name Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No.: NJ-39-P009-501-04 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2004
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1) JCHA Strategic Goals	9/13/2006		9/13/2006	9/13/2008			
2) Promote & Enforce Resident Responsibility	9/13/2006		9/13/2006	9/13/2008			
3) Improve & Expand Sr. Citizen Affordable Housing Opportunities	9/13/2006		9/13/2006	9/13/2008			
4) Achieve Greater Financial Stability	9/13/2006		9/13/2006	9/13/2008			
5) Ensure Civil Rights & Fair Housing Opportunities	9/13/2006		9/13/2006	9/13/2008			
6) Augment Staff Training & Develop.	9/13/2006		9/13/2006	9/13/2008			
7) Enhance Mgt. Information Systems	9/13/2006		9/13/2006	9/13/2008			
Administrative/PHA Wide	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-01, Lafayette Gardens	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-02, Marion Gardens	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-03/7, B.T. Washington Apts.	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-04, Hudson Gardens	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-05, Holland Gardens	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-06, Montgomery Gardens	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-09, A. Harry Moore Apts.	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-10, Currie Woods Apts.	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-11, Berry Gardens, I & II	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-14, Thomas J. Stewart Apts.	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-15/18, Berry Gardens, III & IV	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-14, Thomas J. Stewart Apts.	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-15/18, Berry Gardens, III & IV	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-20 Dwight Street Homes	9/13/2006		9/13/2006	9/13/2008			

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2004

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

OMB Approval No. 2577-0157 (7/98)

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: NJ39R00950104	FFY of Grant Approval: 2004
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending __ 9/30/07 ____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$2,816,791	\$2,816,791	\$2,816,791	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$2,816,791	\$2,816,791	\$2,816,791	\$0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2004

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-9 A. Harry Moore Apts.	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units at A Harry Moore Apts & Lafayette Gardens	1460		\$2,816,791	\$2,816,791	\$2,816,791	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-09				\$2,816,791	\$2,816,791	\$2,816,791	\$0	

Signature of Executive Director & Date:

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

X

X

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form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2004

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-9, A Harry Moore Apts.	9/13/2006		9/13/2006	9/13/2008			
N.J. 9-1, Lafayette Gardens	9/13/2006		9/13/2006	9/13/2008			

Signature of Executive Director & Date:

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

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Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2004

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

OMB Approval No. 2577-0157 (7/98)

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: NJ39R00950204	FFY of Grant Approval: 2004
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending 9/30/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$330,011	\$330,011	\$330,011	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$330,011	\$330,011	\$330,011	\$0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

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Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2004

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-9 A. Harry Moore Apts.	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units at A Harry Moore Apts	1460		\$330,011	\$330,011	\$330,011	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-09				\$330,011	\$330,011	\$330,011	\$0	

Signature of Executive Director & Date:

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

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ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2004

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-9, A Harry Moore Apts.	9/13/2006		9/13/2006	9/13/2008			

Signature of Executive Director & Date:

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

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1/16/2008

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

OMB Approval No. 2577-0157 (7/98)

Comprehensive Grant Program (CGP) Part I: Summary

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: Capital Fund Program Grant No: NJ-39-P009-501-05	FFY of Grant Approval: 2005
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program YE 9/30/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	\$735,307	\$735,307	\$735,307	\$186,789
3	1408 Management Improvements	\$1,102,980	\$1,026,655	\$956,936	\$1,029,975
4	1410 Administration	\$735,307	\$735,307	\$735,307	\$331,699
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$55,000	\$248,649	\$248,649	\$299,019
8	1440 Appraisals	\$0	\$2,400	\$2,400	\$14,400
9	1450 Site Improvement	\$690,000	\$427,825	\$393,825	\$105,117
10	1460 Dwelling Structures	\$2,779,000	\$2,766,778	\$2,298,176	\$1,922,653
11	1465.1 Dwelling Equipment-Nonexpendable	\$102,000	\$107,000	\$107,000	\$97,592
12	1470 Nondwelling Structures	\$185,000	\$155,000	\$35,000	\$13,799
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$150,000	\$150,000	\$150,000	\$49,616
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	\$0	\$200,000	\$200,000	\$26,374
17	1498 Mod Used for Development				
18	1501 Debt Service	\$818,474	\$798,147	\$798,147	\$0
19	Amount of Annual Grant (Sum of lines 2-18)	\$7,353,068	\$7,353,068	\$6,660,747	\$4,077,033
20	Amount of line 19 Related to LBP Activities	\$90,000	\$155,000	\$95,000	\$106,579
21	Amount of line 19 Related to Section 504 Compliance	\$10,000	\$0	\$0	\$0
22	Amount of line 19 Related to Security	\$455,000	\$255,000	\$255,000	\$279,613
23	Amount of line 19 Related to Energy Conservation Measures	\$1,012,000	\$756,500	\$652,093	\$472,336

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
JCHA-Wide							
Operations	Operations	1406		\$735,307	\$735,307	\$735,307	\$186,789
Management Improvements	1) JCHA Agency Plan/Strategic Goals	1408		\$1,102,980	\$1,026,655	\$956,936	\$1,167
	2) Promote & Enforce Resident Responsibility						\$164,309
	3) Improve & Expand Senior Citizen Affordable Housing Opportunities						\$86,105
	4) Ensure Civil Rights & Fair Housing Opportunities						\$32,209
	5) Augment Staff Training & Development						\$75,744
	6) Enhance Mgmt. Information Systems						\$129,982
	7) Off-Duty Police						\$540,459
Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring & Acctg.	1410		\$700,307	\$700,307	\$700,307	\$319,740
	Legal	1410.4		\$35,000	\$35,000	\$35,000	\$11,959
Fees & Costs	Energy Audit	1430.1		\$0	\$14,900	\$14,900	\$14,900
	JCHA Inspection	1430.7		\$0	\$225,749	\$225,749	\$225,749
Debt Service	Annual debt service payment	1501		\$818,474	\$798,147	\$798,147	\$0
	Total JCHA-Wide:			\$3,392,068	\$3,536,065	\$3,466,346	\$1,789,112

Signature of Executive Director & Date:

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

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-01 Lafayette Gardens	Site:	1450					
	Mechanical and Electrical:	1460					
	Building Exterior:	1460					
	Dwelling Equipment:	1465.1					
	Interior Common Areas:	1470					
	Site-Wide Facilities:	1470					
	Demolition: Demolition and Associated Costs	1485					
Total, N.J. 9-01:				\$0			

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-2 Marion Gardens	Site						
	Fees and Costs (Inspection):	1430					
	Bldg Refurbishing/Floors (Bldgs. 3 & 4)			\$10,000	\$0	\$0	\$50,450
	Site Improvements/Utilities:	1450					
	Underground Utility: Steam/Return			\$70,000	\$70,000	\$70,000	\$24,540
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000	\$10,000	\$10,000	\$7,571
	Vacancy/Apartment Refurbishment			\$40,000	\$40,000	\$40,000	\$4,984
	Painting Halls/Stairs			\$30,000	\$0	\$0	\$0
	Apartment Painting (Seniors)			\$10,000	\$10,000	\$10,000	\$941
	Interior Sewer Cleaning			\$15,000	\$15,000	\$15,000	\$4,662
	Hot Water System/Convactor Piping			\$30,000	\$100,000	\$100,000	\$85,179
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$4,182
	Kitchen Modernization			\$40,000	\$40,000	\$40,000	\$14,500
	Bathroom Modernization			\$30,000	\$30,000	\$30,000	\$8,300
	Exterior Painting: Fences, gates, & line painting			\$20,000	\$0	\$0	\$0
	Sub-total			\$235,000	\$255,000	\$255,000	\$130,319
Dwelling Units:	1460						
Tuckpointing/Brick Repair			\$10,000	\$5,000	\$5,000	\$0	
Boiler Equipment Upgrade/Replacement			\$60,000	\$60,000	\$29,800	\$31,367	
Building Refurbishing /Floors (Bldgs. 3 & 4)			\$100,000	\$89,800	\$0	\$0	
Sub-total			\$170,000	\$154,800	\$34,800	\$31,367	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-2 Marion Gardens	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$10,000	\$10,000	\$10,000	\$9,955
	Non Dwelling Structures: Community Hall-Painting	1470		\$25,000	\$20,000	\$0	\$0
	Management Office Refurbishment			\$20,000	\$20,000	\$0	\$0
				\$45,000	\$40,000	\$0	\$0
	Appraisals	1440		\$0	\$1,200	\$1,200	\$7,200
Total, N.J. 9-02:				\$540,000	\$531,000	\$371,000	\$253,831

Signature of Executive Director & Date:

X

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

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-03 Booker T. Washington Apts.	Site: Site Improvements/Utilities: Underground Utility: Steam/Return, Bldgs. 6 & 7 Utility: Electric Service Sewers: Tv Survey/Cleaning	1450					
			\$20,000	\$20,000	\$20,000	\$3,810	
			\$25,000	\$0	\$0	\$0	
		\$25,000	\$25,000	\$25,000	\$1,150		
	Mechanical and Electrical: Roof Repair Facility Doors: Interior and Exterior Vacancy/Apartment Refurbishment Painting Halls/Stairs Apartment Painting Boiler Upgrade/Tube Replacement Interior Steam & Return Line Interior Sewer Cleaning Electric: Exterior Security & Lighting Fire Alarm System Upgrade LB Paint Testing/Abatement Exterior Painting: Fences, gates, & line painting Apartment Tiling/Hallway/Floor Refurbishing Fire Escapes: Replace, Refurbish, Paint	1460		\$70,000	\$45,000	\$45,000	\$4,960
			\$10,000	\$10,000	\$10,000	\$5,972	
			\$10,000	\$10,000	\$10,000	\$22,820	
			\$30,000	\$40,000	\$40,000	\$71,815	
			\$10,000	\$0	\$0	\$0	
			\$10,000	\$10,000	\$10,000	\$19,909	
			\$15,000	\$83,500	\$83,500	\$109,435	
			\$40,000	\$35,000	\$35,000	\$24,904	
			\$15,000	\$15,000	\$15,000	\$7,469	
			\$10,000	\$10,000	\$10,000	\$10,579	
			\$10,000	\$10,000	\$10,000	\$20,724	
			\$20,000	\$20,000	\$20,000	\$34,826	
			\$20,000	\$0	\$0	\$0	
			\$25,000	\$1,500	\$1,500	\$1,765	
			\$10,000	\$0	\$0	\$0	
			\$235,000	\$245,000	\$245,000	\$330,218	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-03 Booker T. Washington Apts.	Site:	1460					
	Dwelling Units:						
	Boiler/Equip. Make-up Tank Refurbishment			\$25,000	\$25,000	\$25,000	\$16,315
	Pipe Insulation	\$20,000	\$20,000	\$20,000	\$0		
				\$45,000	\$45,000	\$45,000	\$16,315
	Dwelling Equipment:	1465.1					
Ranges and Refrigerators	\$10,000			\$10,000	\$10,000	\$19,199	
	Non-Dwelling Structures	1470					
Maintenance Shop Refurbishment	\$25,000			\$20,000	\$0	\$0	
				\$25,000	\$20,000	\$0	\$0
	Total, N.J. 9-03:			\$385,000	\$365,000	\$345,000	\$370,692

Signature of Executive Director & Date:

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

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-04	Site Improvements/Utilities:	1450					
Hudson	Sewers: TV Survey/Cleaning			\$15,000	\$5,000	\$5,000	\$0
	Playground Equipt Replacement			\$0	\$34,000	\$0	\$0
	Topographic Survey			\$0	\$18,825	\$18,825	\$0
Gardens	Mechanical and Electrical:	1460					
	Facility Doors: Interior and Exterior			\$10,000	\$20,000	\$20,000	\$13,546
	Vacancy/Apartment Refurbishment			\$20,000	\$60,000	\$20,000	\$10,605
	Painting Halls/Stairs			\$10,000	\$0	\$0	\$0
	Plastering Work Items			\$10,000	\$10,000	\$10,000	\$700
	Apartment Painting (Seniors)			\$10,000	\$10,000	\$10,000	\$3,758
	Interior Steam and Return Line			\$15,000	\$30,000	\$30,000	\$22,632
	Interior Sewer Cleaning			\$0	\$5,000	\$5,000	\$4,796
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$3,473
	Bathroom Modernization: Minor			\$15,000	\$15,000	\$15,000	\$7,835
	Tuckpointing/Foundations			\$0	\$10,000	\$10,000	\$17,784
	Fire Escapes: Replace, Refurbish, Paint			\$20,000	\$0	\$0	\$0
	LB Paint & Mildew Testing/Abatement			\$20,000	\$80,000	\$20,000	\$39,072
	Fire Alarm System Upgrade			\$10,000	\$20,000	\$20,000	\$16,902
				\$150,000	\$270,000	\$170,000	\$141,103
	Dwelling Units:	1460					
	Apartment Window Replace.(bldgs.2,5 & 6)			\$300,000	\$117,000	\$116,659	\$46,401
	Boilder/Equipment Refurbishment (tubing)			\$25,000	\$25,000	\$25,000	\$19,005
				\$325,000	\$142,000	\$141,659	\$65,406
	Appraisal						\$6,000
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$10,000	\$10,000	\$10,000	\$9,751
	Non-Dwelling Structures:	1470					
	Community Hall-Painting			\$10,000	\$20,000	\$0	\$0
	Total, N.J. 9-04:			\$510,000	\$499,825	\$345,484	\$222,260

Signature of Executive Director & Date:

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

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-05	Fees and Costs (Inspection):	1430					
Holland Gardens	Site Improvements/Basketball Court Resurfaced			\$10,000	\$0	\$0	\$0
	Site Improvements/Utilities:	1450					
	Site Improvements/Basketball Court Resurfaced			\$70,000	\$65,000	\$65,000	\$46,395
	Sewers: Tv Survey/Cleaning			\$15,000	\$0	\$0	\$0
				\$85,000	\$65,000	\$65,000	\$46,395
	Mechanical and Electrical:	1460					
	Vacancy/Apartment Refurbishment			\$10,000	\$10,000	\$10,000	\$2,578
	Apartment Painting (Seniors)			\$10,000	\$10,000	\$10,000	\$4,017
	Plastering Work Items			\$15,000	\$10,000	\$10,000	\$3,899
	Heating/Boiler Refurbishing			\$15,000	\$25,000	\$25,000	\$26,982
	Interior Steam and Return Line			\$25,000	\$20,000	\$20,000	\$11,888
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$7,017
	Bathroom Modernization: Minor*			\$25,000	\$15,000	\$15,000	\$11,448
	Fire Escape Refurb			\$0	\$20,000	\$0	\$0
	LB Paint Testing/Abatement			\$20,000	\$30,000	\$30,000	\$26,767
	Exterior Painting: Fences, gates, & line painting			\$10,000	\$0	\$0	\$0
				\$140,000	\$150,000	\$130,000	\$94,596
	Dwelling Units	146U					
	Hot Water Heating System/Replace Tubes			\$25,000	\$45,000	\$45,000	\$41,156
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$10,000	\$10,000	\$10,000	\$10,058
	Non Dwelling Structures:	1470					
	Community Hall Refurb/Construction			\$20,000	\$0	\$0	\$0
	Total, N.J. 9-05:			\$290,000	\$270,000	\$250,000	\$192,205

Signature of Executive Director & Date:

X

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

X

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-06 Montgomery Gardens	Site:						
	Fees and Costs (Inspection):	1430					
	Lobby Design Study and Prototype			\$35,000	\$8,000	\$8,000	\$7,920
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000	\$10,000	\$10,000	\$28,525
	Facility Doors: Interior & Exterior			\$15,000	\$35,000	\$35,000	\$31,924
	Vacancy/Apartment Refurbishment			\$30,000	\$110,000	\$110,000	\$83,530
	Painting Halls/Stairs			\$20,000	\$0	\$0	\$14,844
	Plastering Work Items			\$30,000	\$25,000	\$25,000	\$14,115
	Apartment Painting			\$20,000	\$20,000	\$20,000	\$0
	Elevator Shaft & Control Room Wiring			\$40,000	\$45,000	\$45,000	\$45,602
	Interior Steam and Return Line			\$15,000	\$15,000	\$15,000	\$16,083
	Compactor System Refurbishment			\$60,000	\$65,000	\$65,000	\$63,210
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$4,296
	Kitchen Modernization			\$25,000	\$25,000	\$25,000	\$20,705
	Bathroom Modernization			\$30,000	\$35,000	\$35,000	\$36,658
	Stairwell Tiling			\$25,000	\$200	\$200	\$181
	LB Paint Testing/Abatement			\$20,000	\$15,000	\$15,000	\$5,914
	Vent System Refurbishment- Baths/Halls			\$20,000	\$0	\$0	\$0
	Vacuum System Upgrade			\$25,000	\$15,000	\$15,000	\$16,048
Apartment Tiling/Hallway/Floor Refurbishing			\$35,000	\$0	\$0	\$0	
Fire Alarm System Upgrade			\$20,000	\$30,000	\$30,000	\$27,811	
				\$450,000	\$455,200	\$455,200	\$409,446
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-06 Montgomery Gardens	Dwelling Units:	1460					
	Pipe Insulation			\$10,000	\$8,000	\$8,000	\$7,613
	Boiler Upgrade			\$0	\$23,800	\$23,800	\$27,216
	Gas Line Replacement: Basement Main/Risers	\$25,000		\$0	\$0	\$597	
		\$35,000		\$31,800	\$31,800	\$35,426	
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$15,000	\$15,000	\$15,000	\$14,538
Non Dwelling Structures:	1470						
Community Hall Refurbishment		\$20,000	\$20,000	\$0	\$0		
Headstart/Daycare/AS Facilities		\$20,000	\$20,000	\$0	\$0		
		\$40,000	\$40,000	\$0	\$0		
	Total, N.J. 9-06:			\$575,000	\$550,000	\$510,000	\$467,330

Signature of Executive Director & Date:

X

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

X

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-07 Booker T. Washington Annex	Site:	1460					
	Mechanical and Electrical:						
	Roof Repair			\$7,000	\$7,000	\$7,000	\$0
	Vacancy/Apartment Refurbishment			\$10,000	\$10,000	\$10,000	\$0
	Plastering Work Items			\$5,000	\$5,000	\$5,000	\$0
	Apartment Painting			\$15,000	\$15,000	\$15,000	\$1,230
	Interior Steam & Return Line			\$20,000	\$20,000	\$20,000	\$84
	Kitchen Modernization			\$30,000	\$25,000	\$25,000	\$7,277
	LB Paint Testing/Abatement			\$10,000	\$10,000	\$10,000	\$0
	Apartment Tiling/Hallway/Floor Refurbishing			\$10,000	\$0	\$0	\$0
	Fire Alarm System Upgrade	\$5,000	\$5,000	\$5,000	\$0		
		\$112,000	\$97,000	\$97,000	\$8,591		
	Dwelling Units:	1460					
	Pipe Insulation			\$20,000	\$15,000	\$15,000	\$0
Dwelling Equipment:	1465.1						
Ranges and Refrigerators			\$2,000	\$12,000	\$12,000	\$3,220	
Total, N.J. 9-07:				\$134,000	\$124,000	\$124,000	\$11,811
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-09 A. Harry Moore Apts.	Site Improvements/Utilities	1450						
	Re-route Sewerline & Roadway Improvements			\$380,000	\$180,000	\$180,000	\$11,062	
	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior			\$15,000	\$35,000	\$35,000	\$28,101	
	Painting Halls/Stairs			\$20,000	\$0	\$0	\$0	
	Apartment Painting			\$25,000	\$0	\$0	\$0	
	Elevator Shaft & Control Room Wiring			\$15,000	\$15,000	\$15,000	\$8,088	
	Interior Steam and Return Line			\$30,000	\$25,000	\$25,000	\$10,376	
	Compactor System Refurbishment			\$20,000	\$25,000	\$25,000	\$22,305	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$15,188	
	Fire Alarm System Upgrade			\$10,000	\$20,000	\$20,000	\$18,996	
					\$145,000	\$130,000	\$130,000	\$103,054
	Demolition & Relocation							
	Demolition and Associated Costs	1485		\$150,000	\$150,000	\$150,000	\$49,616	
	Relocation Costs	1495		\$0	\$200,000	\$200,000	\$26,374	
Dwelling Equipment:	1465.1							
Ranges and Refrigerators			\$10,000	\$10,000	\$10,000	\$10,750		
Non-Dwelling Structures	1470							
Security Trailer			\$10,000	\$10,000	\$10,000	\$13,799		
Total, N.J. 9-09:				\$695,000	\$680,000	\$680,000	\$214,655	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-10 Curries Woods	Site:	1460					
	Mechanical and Electrical:						
	Vacancy/Apt. Refurbishment			\$30,000	\$15,000	\$15,000	\$3,645
	Painting Halls/Stairs			\$15,000	\$0	\$0	\$0
	Plastering Work Items			\$10,000	\$0	\$0	\$0
	Fire Alarm System			\$0	\$45,302	\$45,302	\$136,017
	Apartment Painting (Seniors)			\$20,000	\$0	\$0	\$0
	Phase II Floors Refurbished	\$40,000	\$55,000	\$55,000	\$139,413		
		\$115,000	\$115,302	\$115,302	\$279,075		
	Dwelling Equipment:	1465.1					
Ranges and Refrigerators		\$10,000	\$10,000	\$10,000	\$10,765		
Appraisals	1440						
		\$0	\$1,200	\$1,200	\$1,200		
Total, N.J. 9-10:				\$125,000	\$126,502	\$126,502	\$291,040

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-11 Berry Gardens I & II	Site Improvements/Utilities:	1450						
	Site Improvements/New Signage			\$10,000	\$10,000	\$10,000	\$2,120	
	Mechanical and Electrical:	1460						
	Roof Repair			\$10,000	\$10,000	\$10,000	\$9,371	
	Vacancy/Apartment Refurbishment			\$20,000	\$5,000	\$5,000	\$4,533	
	Painting Halls/Stairs			\$10,000	\$6,000	\$6,000	\$5,974	
	Plastering Work Items			\$20,000	\$10,000	\$10,000	\$1,216	
	Facility Masonry Repair			\$10,000	\$4,000	\$4,000	\$13	
	Security Upgrade			\$0	\$80,500	\$80,500	\$13,159	
	Apartment Painting			\$25,000	\$20,000	\$20,000	\$2,838	
	Elevator Shaft & Control Room Wiring			\$20,000	\$10,000	\$10,000	\$3,703	
	Interior Steam and Return Line			\$20,000	\$15,000	\$15,000	\$487	
	Compactor System Refurbishment			\$10,000	\$20,000	\$20,000	\$25,544	
	Electric: Exterior Security Lighting			\$10,000	\$0	\$0	\$14,948	
	Kitchen Modernization			\$50,000	\$15,000	\$15,000	\$7,671	
	Fire Alarm System Upgrade			\$10,000	\$0	\$0	\$25,266	
					\$215,000	\$195,500	\$195,500	\$114,723
	Dwelling Units:	1460						
	Domestic Hot Water Tank Replace(199)				\$125,000	\$125,000	\$50,793	\$29,336
	Pipe Insulation				\$20,000	\$10,000	\$10,000	\$0
Fire Pump Refurbishment				\$50,000	\$50,000	\$0	\$1,608	
				\$195,000	\$185,000	\$60,793	\$30,944	
Dwelling Equipment:	1465.1							
Ranges and Refrigerators				\$10,000	\$10,000	\$10,000	\$9,138	
Non-Dwelling Structures	1470							
Section 504/Hearing and Visual Adaptability				\$10,000	\$0	\$0	\$0	
Total, N.J. 9-11:				\$440,000	\$400,500	\$276,293	\$156,925	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-14 Thomas J. Stewart Apts.	Site: Site Improvements/Utilities: Site Improvements-Front Face Entranceway Site Improvements-Minor Concrete Work	1450					
				\$25,000	\$0	\$0	\$16,040
				\$35,000	\$0	\$0	\$0
				\$60,000	\$0	\$0	\$16,040
	Mechanical and Electrical: Vacancy/Apartment Refurbishment Apartment Painting Elevator Shaft & Control Room Wiring Apartment Door Bells Compactor System Refurbishment Painting: Halls/Stairs	1460		\$10,000	\$30,000	\$30,000	\$441
				\$10,000	\$10,000	\$10,000	\$0
				\$10,000	\$10,000	\$10,000	\$477
				\$12,000	\$0	\$0	\$0
				\$10,000	\$20,000	\$20,000	\$6,729
				\$40,000	\$0	\$0	\$0
				\$92,000	\$70,000	\$70,000	\$7,647
	Dwelling Units: Chairlift for Stairwell	1460		\$15,000	\$15,000	\$15,000	\$14,270
Dwelling Equipment: Ranges and Refrigerators	1465.1		\$10,000	\$10,000	\$10,000	\$218	
Non-Dwelling Structures Community Atrium Bathroom Addition	1470		\$25,000	\$25,000	\$25,000	\$0	
Total, N.J. 9-14:			\$202,000	\$120,000	\$120,000	\$38,175	

Signature of Executive Director & Date:
X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-15/18 Berry Gardens III & IV	Site:	1460					
	Mechanical and Electrical:						
	Painting Halls/Stairs			\$10,000	\$0	\$0	\$0
	Apartment Painting			\$10,000	\$0	\$0	\$900
	Elevator: Shaft & Control Room Wiring			\$10,000	\$0	\$0	\$0
	Electric: Exterior Security Lighting			\$10,000	\$0	\$0	\$41
	Kitchen Modernization			\$10,000	\$0	\$0	\$3,017
	Apartment/Hallway Floor Refurbishment*	\$10,000	\$88,679	\$0	\$18,917		
		\$60,000	\$88,679	\$0	\$22,875		
	Dwelling Structures	1460					
Emergency Generator	\$0			\$61,497	\$46,122	\$46,122	
					\$0		
Dwelling Equipment:	1465.1						
Ranges and Refrigerators			\$5,000	\$0	\$0	\$0	
Total, N.J. 9-15/18:				\$65,000	\$150,176	\$46,122	\$68,997
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-20 Dwight Street Homes							
	Total, N.J. 9-20:						

Signature of Executive Director & Date:

X

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

X

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

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1) Financial Stability & Management	9/13/2007			9/13/2009			
Information Systems	9/13/2007			9/13/2009			
A. Asset Management	9/13/2007			9/13/2009			
B. MIS Staff	9/13/2007			9/13/2009			
C. Accounting Computer Network	9/13/2007			9/13/2009			
2) Resident Responsibility, Self-Sufficiency, Support and Organizational Development	9/13/2007			9/13/2009			
A. TAB	9/13/2007			9/13/2009			
B. Special Programs	9/13/2007			9/13/2009			
C. Senior Support Services	9/13/2007						
3) Economic Diversity and Management Performance	9/13/2007			9/13/2009			
A. Performance Standards	9/13/2007			9/13/2009			
B. Demographic Profile & Analysis	9/13/2007			9/13/2009			
C. Staff Training	9/13/2007			9/13/2009			
D. Communications	9/13/2007			9/13/2009			
Administration							
N.J. 9-01, Lafayette Gardens	9/13/2007			9/13/2009			
N.J. 9-02, Marion Gardens	9/13/2007			9/13/2009			
N.J. 9-03/7, Booker T. Washington Apts.	9/13/2007			9/13/2009			
N.J. 9-04, Hudson Gardens	9/13/2007			9/13/2009			
N.J. 9-05, Holland Gardens	9/13/2007			9/13/2009			
N.J. 9-06, Montgomery Gardens	9/13/2007			9/13/2009			
N.J. 9-09, A. Harry Moore Apts.	9/13/2007			9/13/2009			
N.J. 9-11, Berry Gardens, I & II	9/13/2007			9/13/2009			
N.J. 9-14, Thomas J. Stewart Apts.	9/13/2007			9/13/2009			
N.J. 9-15/18, Berry Gardens, III & IV	9/13/2007			9/13/2009			
N.J. 9-20 Dwight Street Homes	9/13/2007			9/13/2009			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs

X

Administrator & Date:

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2005

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

OMB Approval No. 2577-0157 (7/98)

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: NJ39R00950105	FFY of Grant Approval: 2005
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending ___9/30/07___
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$587,734	\$587,734	\$587,734	\$544,000
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$587,734	\$587,734	\$587,734	\$544,000
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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

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Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2005

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-1 Lafayette Gardens	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units at Lafayette Gardens	1460		\$587,734	\$587,734	\$587,734	\$544,000	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-01			\$587,734	\$587,734	\$587,734	\$544,000	

Signature of Executive Director & Date:

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

X

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form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2005

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-1, Lafayette Gardens	8/18/2007		8/18/2007	8/17/2009			

Signature of Executive Director & Date:

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

X

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2005

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

OMB Approval No. 2577-0157 (7/98)

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: NJ39R00950205	FFY of Grant Approval: 2005
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending __9/30/07____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$15,318	\$15,318	\$15,318	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$15,318	\$15,318	\$15,318	\$0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2005

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-1 Lafayette Gardens	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units at Lafayette Gardens	1460		\$15,318	\$15,318	\$15,318	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-01			\$15,318				

Signature of Executive Director & Date:

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

X

X

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

form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2005

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-1, Lafayette Gardens	8/18/2007		8/18/2007	8/17/2009			

Signature of Executive Director & Date:

X

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

X

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

1/16/2008

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

OMB Approval No. 2577-0157

Comprehensive Grant Program (CGP) Part I: Summary

(exp 3/31/2010)

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: Capital Fund Program Grant No: NJ-39-P009-501-06	FFY of Grant Approval: 2006
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program YE 9/30/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)	\$517,662	\$517,662	\$517,662	\$0
3	1408 Management Improvements	\$530,767	\$530,767	\$530,767	\$272,182
4	1410 Administration	\$530,767	\$530,767	\$530,640	\$271,702
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$0	\$0	\$0	\$187,875
8	1440 Property Appraisals	\$0	\$10,000	\$10,000	\$10,000
9	1450 Site Improvement	\$385,000	\$477,155	\$85,155	\$51,730
10	1460 Dwelling Structures	\$2,496,810	\$2,413,265	\$1,766,141	\$1,232,105
11	1465.1 Dwelling Equipment-Nonexpendable	\$135,000	\$135,000	\$135,000	\$46,308
12	1470 Nondwelling Structures	\$50,000	\$50,000	\$0	\$0
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1501 Debt Service	\$818,474	\$799,864	\$799,864	\$0
19	Amount of Annual Grant (Sum of lines 2-18)	\$5,464,480	\$5,464,480	\$4,375,229	\$2,071,902
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
JCHA-Wide							
Operations	Operations	1406		\$517,662	\$517,662	\$517,662	\$0
Management Improvements							
	1) Off Duty Police (all sites)	1408		\$293,163	\$293,163	\$293,163	\$140,694
	2) Site Fire Safety Command Stations (all sites)	1408		\$25,000	\$25,000	\$25,000	\$25,000
	3) Senior Support Services (Berry Gardens)	1408		\$118,537	\$118,537	\$118,537	\$60,155
	4) ASP Staff	1408		\$94,067	\$94,067	\$94,067	\$46,333
A/E Fees	JCHA Inspection	1430		\$0	\$0	\$0	\$184,291
Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection & Acctg.	1410		\$485,767	\$485,767	\$485,640	\$268,499
	Legal	1410.4		\$45,000	\$45,000	\$45,000	\$3,203
Debt Service	Estimated annual debt service payment	1501		\$818,474	\$799,864	\$799,864	\$0
	Total JCHA-Wide:			\$2,397,670	\$2,379,060	\$2,378,933	\$728,175

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-01 Lafayette Gardens	Site:	1450					
	Mechanical and Electrical:	1460					
	Dwelling Equipment:	1465.1					
	Interior Common Areas:	1470					
	Site-Wide Facilities:	1470					
	Demolition:	1485			\$0		
Total, N.J. 9-01:					\$0		

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-2 Marion Gardens	Fees and Costs:	1430					
	Voiceover IP						\$448
	Site Improvements/Utilities:	1450					
	Underground Utility: Steam/Return			\$70,000	\$70,000	\$70,000	\$10,200
	Mechanical and Electrical:	1460					
	Roof Repair			\$15,000	\$15,000	\$15,000	\$6,317
	Vacancy/Apartment Refurbishment			\$60,000	\$60,000	\$60,000	\$10,597
	Painting Halls/Stairs			\$20,000	\$0	\$0	\$0
	Apartment Painting (Seniors)			\$30,000	\$30,000	\$30,000	\$1,315
	Interior Sewer Cleaning			\$15,000	\$15,000	\$15,000	\$10,209
	Hot Water System/Convactor Piping			\$30,000	\$30,000	\$30,000	\$35,397
	Electric: Exterior Security Lighting			\$30,000	\$30,000	\$30,000	\$26,815
	Kitchen Modernization (Minor)			\$100,000	\$100,000	\$100,000	\$41,168
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$15,439
	Sub-total			\$320,000	\$300,000	\$300,000	\$147,257
Dwelling Units:	1460						
Tuckpointing/Brick Repair			\$20,000	\$0	\$0	\$6,131	
Building Refurbishing /Floors (Bldgs. 3 & 4)			\$45,000	\$85,000	\$0	\$1,018	
Sub-total			\$65,000	\$85,000	\$0	\$7,149	

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-2 Marion Gardens	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$15,000	\$15,000	\$15,000	\$12,104
	Non Dwelling Structures:	1470					
				\$0	\$0	\$0	\$0
	Total, N.J. 9-02:			\$470,000	\$470,000	\$385,000	\$177,158

Signature of Executive Director & Date:

X

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

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-03 Booker T. Washington Apts.	Fees and Costs:	1430					
	Voiceover IP						\$448
	Site Improvements/Utilities:	1450					
	Underground Utility: Sewers			\$100,000	\$100,000	\$0	\$0
				\$100,000	\$100,000	\$0	\$0
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000	\$10,000	\$10,000	\$11,723
	Facility Doors: Interior and Exterior			\$20,000	\$20,000	\$20,000	\$5,564
	Vacancy/Apartment Refurbishment			\$30,000	\$30,000	\$30,000	\$958
	Painting Halls/Stairs			\$20,000	\$20,000	\$11,000	\$0
	Apartment Painting			\$20,000	\$20,000	\$20,000	\$1,177
	Boiler Upgrade/Tube Replacement			\$15,000	\$15,000	\$15,000	\$11,462
	Interior Steam & Return Line			\$35,000	\$35,000	\$35,000	\$21,803
	Interior Sewer Cleaning			\$15,000	\$15,000	\$15,000	\$15,463
	Electric: Exterior Security & Lighting			\$15,000	\$15,000	\$15,000	\$15,734
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$19,068
	Utility Monitoring System			\$20,000	\$20,000	\$20,000	\$13,310
Exterior Painting: Fences			\$15,000	\$15,000	\$15,000	\$0	
Heating/Boiler Refurbishing			\$15,000	\$15,000	\$15,000	\$6,969	
Electric: Upgrade/Rewire Apts			\$25,000	\$25,000	\$25,000	\$318	
			\$265,000	\$265,000	\$256,000	\$123,549	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-03 Booker T. Washington Apts.	Site:	1460					
	Dwelling Units:						
	Boiler/Equip. Make-up Tank Refurbishment			\$50,000	\$50,000	\$9,582	\$74
	Pipe Insulation	\$20,000	\$20,000		\$0		
					\$70,000	\$70,000	\$9,582
	Dwelling Equipment:	1465.1					
Ranges and Refrigerators	\$15,000			\$15,000	\$15,000	\$0	
	Non-Dwelling Structures	1470					
				\$0	\$0	\$0	\$0
	Total, N.J. 9-03:			\$450,000	\$450,000	\$280,582	\$124,071

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-04	Site Improvements/Utilities:	1450					
Hudson	Site Upgrade-Sidewalks			\$40,000	\$40,000	\$0	\$0
Gardens	Mechanical and Electrical:	1460					
	Facility Doors: Interior and Exterior			\$10,000	\$10,000	\$10,000	\$5,798
	Vacancy/Apartment Refurbishment			\$20,000	\$20,000	\$20,000	\$2,611
	Facility Masonry Repairs			\$10,000	\$10,000	\$10,000	\$4,897
	Plastering Work Items			\$10,000	\$10,000	\$10,000	\$2,485
	Heating/Boiler Refurb			\$10,000	\$10,000	\$10,000	\$15,030
	Interior Steam and Return Line			\$15,000	\$15,000	\$15,000	\$13,444
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$14,494
	Pump Refurb/Zone Control			\$10,000	\$10,000	\$10,000	\$10,061
	Utility Monitoring System			\$15,000	\$15,000	\$15,000	\$9,256
	Roof Repair			\$15,000	\$15,000	\$15,000	\$7,883
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$17,150
				\$135,000	\$135,000	\$135,000	\$103,109
	Dwelling Units:	1460					
	Pipe Insulation			\$20,000	\$20,000	\$0	\$0
	Boiler/Equipment Refurbishment (tubing)			\$90,000	\$90,000	\$17,559	\$0
				\$110,000	\$110,000	\$17,559	\$0
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$15,000	\$15,000	\$15,000	\$3,113
	Fees and Costs:	1430					
	Voiceover IP						\$448
	Total, N.J. 9-04:			\$300,000	\$300,000	\$167,559	\$106,670

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-05 Holland Gardens	Fees and Costs:	1430						
	Voiceover IP						\$448	
	Site Improvements/Utilities:	1450						
	Topographic Survey			\$0	\$15,155	\$15,155	\$0	
					\$0	\$15,155	\$15,155	\$0
	Mechanical and Electrical:	1460						
	Vacancy/Apartment Refurbishment			\$35,000	\$35,000	\$35,000	\$6,193	
	Apartment Painting (Seniors)			\$20,000	\$20,000	\$20,000	\$1,832	
	Plastering Work Items			\$15,000	\$15,000	\$15,000	\$1,432	
	Heating/Boiler Refurbishing			\$15,000	\$15,000	\$15,000	\$17,698	
	Interior Steam and Return Line			\$20,000	\$20,000	\$20,000	\$16,741	
	Electric: Exterior Security Lighting			\$20,000	\$20,000	\$20,000	\$7,880	
	Bathroom Modernization (Minor)			\$25,000	\$25,000	\$25,000	\$6,807	
	LBP Abatement			\$25,000	\$25,000	\$25,000	\$26,124	
	Roof Repair			\$15,000	\$15,000	\$15,000	\$3,337	
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$10,695	
				\$200,000	\$200,000	\$200,000	\$98,739	
	Dwelling Units	1460						
	Pipe Insulation			\$20,000	\$20,000			
	Kitchen Mod (Minor)			\$15,000	\$15,000	\$15,000	\$685	
Dwelling Equipment:	1465.1							
Ranges and Refrigerators			\$15,000	\$15,000	\$15,000	\$9,407		
Non Dwelling Structures:	1470							
	Total, N.J. 9-05:			\$250,000	\$265,155	\$245,155	\$109,279	

Signature of Executive Director & Date:

X

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

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-06 Montgomery Gardens	Fees and Costs:	1430					
	Voiceover IP			\$0	\$0	\$0	\$448
	Mechanical and Electrical:	1460					
	Roof Repair			\$15,000	\$15,000	\$15,000	\$5,029
	Facility Doors: Interior & Exterior			\$15,000	\$15,000	\$15,000	\$46,339
	Vacancy/Apartment Refurbishment			\$40,000	\$40,000	\$40,000	\$93,700
	Painting Halls/Stairs			\$30,000	\$30,000	\$30,000	\$0
	Plastering Work Items			\$25,000	\$25,000	\$25,000	\$6,892
	Apartment Painting (Seniors)			\$25,000	\$25,000	\$25,000	\$0
	Elevator Shaft & Control Room Wiring			\$35,000	\$35,000	\$35,000	\$88,434
	Interior Steam and Return Line			\$30,000	\$30,000	\$30,000	\$745
	Compactor System Refurbishment			\$55,000	\$55,000	\$55,000	\$37,612
	Electric: Exterior Security Lighting			\$20,000	\$20,000	\$20,000	\$11,590
	Vent System Refurbishment- Baths/Halls			\$30,000	\$30,000	\$0	\$0
	Vacuum System Upgrade			\$20,000	\$20,000	\$0	\$18,807
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$30,517
				\$360,000	\$360,000	\$310,000	\$339,665
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-06 Montgomery Gardens	Dwelling Units: Pipe Insulation	1460		\$10,000	\$10,000	\$0	\$0
				\$10,000	\$10,000	\$0	\$0
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$20,000	\$20,000	\$20,000	\$1,658
	Non Dwelling Structures: Lobby Window Replacement	1470		\$25,000	\$25,000	\$0	\$0
	Total, N.J. 9-06:			\$415,000	\$415,000	\$330,000	\$341,771

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-07 Booker T. Washington Annex	Site: Underground Utilities:Sewers	1450		\$20,000	\$20,000	\$0	
	Mechanical and Electrical: Roof Repair	1460		\$5,000	\$5,000	\$5,000	\$0
	Vacancy/Apartment Refurbishment			\$15,000	\$15,000	\$15,000	\$0
	Apartment Painting			\$15,000	\$15,000	\$15,000	\$0
	Interior Steam & Return Line			\$15,000	\$15,000	\$15,000	\$45
	LB Paint Testing/Abatement			\$10,000	\$10,000	\$10,000	\$16,181
	Fire Alarm System Upgrade			\$5,000	\$5,000	\$5,000	\$0
	Dwelling Units:	1460		\$65,000	\$65,000	\$65,000	\$16,226
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$5,000	\$5,000	\$5,000	\$3,961
	Total, N.J. 9-07:			\$90,000	\$90,000	\$70,000	\$20,187
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-09 A. Harry Moore Apts.	Fees and Costs:	1430					
	Voiceover IP			\$0	\$0	\$0	\$448
	Mechanical and Electrical:	1460					
	Facility Doors: Interior & Exterior			\$15,000	\$15,000	\$15,000	\$39,367
	Roof Repair			\$15,000	\$15,000	\$15,000	\$6,473
	Elevator Shaft & Control Room Wiring			\$25,000	\$25,000	\$25,000	\$50,229
	Interior Steam and Return Line			\$20,000	\$20,000	\$20,000	\$2,558
	Compactor System Refurbishment			\$20,000	\$20,000	\$20,000	\$16,920
	Electric: Exterior Security Lighting			\$30,000	\$28,000	\$28,000	\$4,813
	Fire Alarm System Upgrade			\$20,000	\$20,000	\$20,000	\$23,728
				\$145,000	\$143,000	\$143,000	\$144,088
Demolition	1485						
Dwelling Equipment:	1465.1						
Ranges and Refrigerators				\$10,000	\$10,000	\$10,000	\$0
Non-Dwelling Structures	1470						
	Total, N.J. 9-09:			\$155,000	\$153,000	\$153,000	\$144,536
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-10 Curries Woods	Site:	1460					
	Mechanical and Electrical:						
	Vacancy/Apt. Refurbishment			\$10,000	\$10,000	\$10,000	\$3,075
	Elevator Cab Replacement			\$156,810	\$160,265	\$0	\$0
	Painting Halls/Stairs			\$10,000	\$10,000	\$10,000	\$0
	Plastering Work Items			\$10,000	\$10,000	\$10,000	\$1,712
	Apartment Painting (Seniors)			\$15,000	\$15,000	\$15,000	\$0
	Phase II Floors Refurbished			\$20,000	\$20,000	\$20,000	\$119,268
		\$221,810	\$225,265	\$65,000	\$124,055		
	Dwelling Equipment:	1465.1					
Ranges and Refrigerators		\$10,000	\$10,000	\$10,000	\$11,013		
Fees and Costs:	1430						
Voiceover IP					\$448		
Total, N.J. 9-10:				\$231,810	\$235,265	\$75,000	\$135,516

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-11	Site Improvements/Utilities:	1450					
Berry Gardens	Site Improvements-Sidewalks			\$80,000	\$80,000	\$0	\$41,530
	Fees and Costs:	1430					
I & II	Voiceover IP						\$448
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000	\$10,000	\$10,000	\$8,573
	Vacancy/Apartment Refurbishment			\$20,000	\$20,000	\$20,000	\$2,983
	Plastering Work Items			\$20,000	\$15,000	\$20,000	\$727
	Facility Masonry Repair			\$15,000	\$10,000	\$15,000	\$0
	Apartment Painting			\$20,000	\$15,000	\$20,000	\$650
	Elevator Shaft & Control Room Wiring			\$25,000	\$25,000	\$25,000	\$13,584
	Interior Steam and Return Line			\$25,000	\$20,000	\$25,000	\$6,220
	Compactor System Refurbishment			\$10,000	\$10,000	\$10,000	\$20,237
	Electric: Exterior Security Lighting			\$25,000	\$25,000	\$25,000	\$12,411
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$23,893
				\$180,000	\$160,000	\$180,000	\$89,278
	Dwelling Units:	1460					
	Bathroom Mod			\$180,000	\$180,000	\$0	\$223
	Pipe Insulation			\$20,000	\$20,000	\$20,000	\$3,098
				\$200,000	\$200,000	\$20,000	\$3,321
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$15,000	\$15,000	\$15,000	\$3,162
	Non-Dwelling Structures	1470					
	Community Hall Refurb			\$25,000	\$25,000	\$0	\$0
	Total, N.J. 9-11:			\$500,000	\$480,000	\$215,000	\$137,739

Signature of Executive Director & Date:

X

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

X

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-14 Thomas J. Stewart Apts.	Site:	1450						
	Site Improvements/Utilities:							
	Site Improvements-including Entranceway Site Upgrade			\$65,000 \$10,000	\$152,000 \$0	\$0 \$0	\$0 \$0	
					\$75,000	\$152,000	\$0	\$0
	Mechanical and Electrical:	1460						
	Vacancy/Apartment Refurbishment			\$10,000	\$0	\$0	\$0	
	Apartment Painting			\$10,000	\$0	\$0	\$0	
	Elevator Shaft & Control Room Wiring			\$10,000	\$0	\$0	\$3,453	
	Roof Repair			\$5,000	\$0	\$0	\$4,616	
	Compactor System Refurbishment			\$5,000	\$0	\$0	\$3,450	
Painting: Halls/Stairs	\$10,000	\$0	\$0	\$0				
				\$50,000	\$0	\$0	\$11,519	
Dwelling Units:	1460			\$0				
Dwelling Equipment:	1465.1							
Ranges and Refrigerators			\$10,000	\$10,000	\$10,000	\$0		
Property Appraisals	1440			\$0	\$10,000	\$10,000	\$10,000	
Total, N.J. 9-14:				\$135,000	\$172,000	\$20,000	\$21,519	

Signature of Executive Director & Date:

X

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

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-15/18 Berry Gardens III & IV	Site:	1460					
	Mechanical and Electrical:						
	Apartment Painting			\$10,000	\$10,000	\$10,000	
	Elevator: Shaft & Control Room Wiring			\$5,000	\$5,000	\$5,000	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$2,576
	Kitchen Modernization (Minor)			\$20,000	\$20,000	\$20,000	\$1,860
	Apartment/Hallway Floor Refurbishment	\$20,000	\$20,000	\$20,000	\$18,955		
				\$65,000	\$65,000	\$65,000	\$23,391
Dwelling Units				\$0			
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$5,000	\$5,000	\$5,000	\$1,890
	Total, N.J. 9-15/18:			\$70,000	\$70,000	\$70,000	\$25,281
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-20 Dwight Street Homes							
	Total, N.J. 9-20:						

Signature of Executive Director & Date:

X

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

X

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1) Off Duty Police	7/18/2008			7/18/2010			
2) Site Fire Safety Command Centers	7/18/2008			7/18/2010			
3) Senior Support Services	7/18/2008			7/18/2010			
PHA-Wide	7/18/2008			7/18/2010			
N.J. 9-01, Lafayette Gardens	7/18/2008			7/18/2010			
N.J. 9-02, Marion Gardens	7/18/2008			7/18/2010			
N.J. 9-03/7, Booker T. Washington Apts.	7/18/2008			7/18/2010			
N.J. 9-04, Hudson Gardens	7/18/2008			7/18/2010			
N.J. 9-05, Holland Gardens	7/18/2008			7/18/2010			
N.J. 9-06, Montgomery Gardens	7/18/2008			7/18/2010			
N.J. 9-09, A. Harry Moore Apts.	7/18/2008			7/18/2010			
N.J. 9-11, Berry Gardens, I & II	7/18/2008			7/18/2010			
N.J. 9-14, Thomas J. Stewart Apts.	7/18/2008			7/18/2010			
N.J. 9-15/18, Berry Gardens, III & IV	7/18/2008			7/18/2010			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs

Administrator & Date:

X

X

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Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2006

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

OMB Approval No. 2577-0157
(exp 3/31/2010)

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: NJ39R00950106	FFY of Grant Approval: 2006
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending ___9/30/07____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$831,577	\$831,577	\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$831,577	\$831,577	\$0	\$0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2005

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-9 A. Harry Moore Apts	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units at A. Harry Moore Apts.	1460		\$831,577	\$831,577	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-9			\$831,577				

Signature of Executive Director & Date:

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

X

X

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

form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2005

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-9, A Harry Moore Apts.	7/18/2008			7/18/2010			

Signature of Executive Director & Date:

X

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

X

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Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2006

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

OMB Approval No. 2577-0157
(exp 3/31/2010)

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: NJ39R00950206	FFY of Grant Approval: 2006
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending ___9/30/07____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$14,041	\$14,041	\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$14,041	\$14,041	\$0	\$0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2006

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-9 A. Harry Moore Apts	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units at A. Harry Moore Apts.	1460		\$14,041	\$14,041	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-9			\$14,041				

Signature of Executive Director & Date:

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

X

X

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form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2005

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-9, A Harry Moore Apts.	7/18/2008			7/18/2010			

Signature of Executive Director & Date:

X

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

X

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²To be completed for the Performance and Evaluation Report

1/16/2008

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

OMB Approval No. 2577-0157 (7/98)

Comprehensive Grant Program (CGP) Part I: Summary

HA Name Housing Authority of the City of Jersey City	Comprehensive Grant Number: Capital Fund Program Grant No: NJ-39-P009-501-07	FFY of Grant Approval: 2007
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program YE 9/30/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)	\$1,125,041	\$1,125,041	\$1,125,041	\$0
3	1408 Management Improvements	\$802,697	\$806,866	\$656,866	\$0
4	1410 Administration	\$562,520	\$562,520	\$562,520	\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)	\$100,000	\$100,000	\$0	\$0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$205,000	\$205,000	\$0	\$0
10	1460 Dwelling Structures	\$1,660,000	\$1,660,000	\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable	\$130,000	\$130,000	\$0	\$0
12	1470 Nondwelling Structures	\$115,000	\$115,000	\$0	\$0
13	1475 Nondwelling Equipment	\$120,000	\$120,000	\$0	\$0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1501 Debt Service	\$804,945	\$800,776	\$800,776	\$0
19	Amount of Annual Grant (Sum of lines 2-18)	\$5,625,203	\$5,625,203	\$3,145,203	\$0
20	Amount of line 19 Related to LBP Activities	\$110,000	\$110,000	\$0	\$0
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	\$142,000	\$142,000	\$0	\$0
23	Amount of line 19 Related to Energy Conservation Measures	\$505,000	\$505,000	\$0	\$0

Signature of Executive Director & Date:

X

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

X

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

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
JCHA-Wide							
Operations	Operations	1406		\$1,125,041	\$1,125,041	\$1,125,041	
Management Improvements	1) Off Duty Police (All AMPs)	1408		\$436,200	\$436,200	\$436,200	
	2) After School Program (Family AMPs)	1408		\$93,997	\$98,166	\$98,166	
	3) Senior Service Program (Berry Gardens)	1408		\$122,500	\$122,500	\$122,500	
	4) Time & Attendance Sys. Upgrade(All AMPs)	1408		\$150,000	\$150,000		
Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection & Acctg.	1410		\$512,520	\$512,520	\$512,520	
	Legal	1410.4		\$50,000	\$50,000	\$50,000	
Debt Service	Estimated annual debt service payment	1501		\$804,945	\$800,776	\$800,776	
	Total JCHA-Wide:			\$3,295,203	\$3,295,203	\$3,145,203	\$0

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-2 Marion Gardens	Site						
	Fees and Costs (Inspection):	1430					
	Site Improvements/Utilities:	1450					
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000	\$10,000		
	Interior Sewer Cleaning			\$15,000	\$15,000		
	Hot Water System/Convactor Piping			\$15,000	\$15,000		
	Electric: Exterior Security Lighting			\$10,000	\$10,000		
	Kitchen Modernization (Minor)			\$25,000	\$25,000		
	Fire Alarm System Upgrade			\$10,000	\$10,000		
	Sub-total			\$85,000	\$85,000	\$0	
	Dwelling Units:	1460					
	Tuckpointing/Brick Repair			\$25,000	\$25,000		
	Pipe Insulation/Catodic Protection			\$10,000	\$10,000		
Fire Escape Refurbishing			\$20,000	\$20,000			
Sub-total			\$55,000	\$55,000			

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-2 Marion Gardens	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$15,000	\$15,000		
	Non Dwelling Structures:	1470					
	Maintenance Equipment Maintenance Vacuum	1475		\$15,000	\$15,000		
Total, N.J. 9-02:				\$170,000	\$170,000	\$0	

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-3/7 Booker T. Washington Apts. & Annex	Site: Site Improvements/Utilities:	1450					
	Underground Utility: Sewers			\$110,000	\$110,000		
	Mechanical and Electrical:	1460		\$110,000	\$110,000		
	Roof Repair/Tuckpointing			\$15,000	\$15,000		
	Facility Doors: Interior and Exterior			\$10,000	\$10,000		
	Facility Masonry Repairs			\$20,000	\$20,000		
	LBP & Mold Testing /Abatement			\$40,000	\$40,000		
	Boiler Upgrade/Tube Replacement			\$15,000	\$15,000		
	Interior Steam & Return Line			\$30,000	\$30,000		
	Interior Sewer Cleaning			\$15,000	\$15,000		
	Electric: Exterior Security & Lighting			\$12,000	\$12,000		
	Fire Alarm System Upgrade			\$15,000	\$15,000		
	Utility Monitoring System			\$20,000	\$20,000		
	Pump Ref/Zone Control			\$20,000	\$20,000		
	Heating/Boiler Refurbishing			\$15,000	\$15,000		
				\$227,000	\$227,000		

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-3/7 Booker T. Washington Apts. & Annex	Site:	1460					
	Dwelling Structure:						
	Boiler/Equip. Make-up Tank Refurbishment			\$75,000	\$75,000		
	Pipe Insulation	\$30,000		\$30,000			
				\$105,000	\$105,000		
	Dwelling Equipment:	1465.1					
Ranges and Refrigerators	\$20,000		\$20,000				
	Maintenance Equipment	1475					
Maintenance Vacuum	\$15,000		\$15,000				
				\$15,000	\$15,000		
	Total, N.J. 9-3/7:			\$477,000	\$477,000	\$0	

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-04 Hudson	Site Improvements/Utilities:	1450						
	Site Upgrade-Sidewalks			\$20,000	\$20,000			
Gardens	Site Improvements: Playground Equipt. Repair			\$20,000	\$20,000			
	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			\$10,000	\$10,000			
	Facility Masonry Repairs			\$10,000	\$10,000			
	LBP & Mold Testing /Abatement			\$30,000	\$30,000			
	Heating/Boiler Refurb			\$20,000	\$20,000			
	Stair Tiling			\$15,000	\$15,000			
	Electric: Exterior Security Lighting			\$10,000	\$10,000			
	Utility Monitoring System			\$10,000	\$10,000			
	Interior Sewer Cleaning			\$15,000	\$15,000			
	Roof Repair/Tuckpointing			\$15,000	\$15,000			
	Fire Alarm System Upgrade			\$10,000	\$10,000			
					\$145,000	\$145,000		
	Dwelling Structure:	1460						
Pipe Insulation				\$10,000	\$10,000			
Fire Escape Refurbishing				\$15,000	\$15,000			
Boiler/Equipment Refurbishment (tubing)				\$80,000	\$80,000			
				\$105,000	\$105,000			
Dwelling Equipment:	1465.1							
Ranges and Refrigerators				\$15,000	\$15,000			
	Total, N.J. 9-04:			\$305,000	\$305,000	\$0		
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
^				^				

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-05 Holland Gardens	Fees and Costs (Inspection):	1430					
	Site Improvements/Utilities:	1450					
	Playground Equipment Replacement			\$5,000	\$5,000		
				\$5,000	\$5,000	\$0	
	Mechanical and Electrical:	1460					
	Heating/Boiler Refurbishing			\$15,000	\$15,000		
	Interior Steam and Return Line			\$15,000	\$15,000		
	Electric: Exterior Security Lighting			\$10,000	\$10,000		
	LBP & Mold Testing/Abatement			\$40,000	\$40,000		
	Roof Repair			\$15,000	\$15,000		
	Fire Alarm System Upgrade			\$10,000	\$10,000		
				\$105,000	\$105,000	\$0	
	Dwelling Structure	1460					
	Pipe Insulation			\$20,000	\$20,000		
	Fire Escape Refurbishing			\$15,000	\$15,000		
Dwelling Equipment:	1465.1						
Ranges and Refrigerators			\$15,000	\$15,000	\$0		
Non Dwelling Structures:	1470						
Community Hall Refurbishing			\$5,000	\$5,000			
Maintenance Equipment	1475						
Maintenance Vacuum			\$15,000	\$15,000			
	Total, N.J. 9-05:			\$180,000	\$180,000	\$0	

Signature of Executive Director & Date:

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

x

x

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-06 Montgomery Gardens	A/E Fees	1430		\$100,000	\$100,000		
	Master Plan Consultant						
	Mechanical and Electrical:	1460					
	Facility Doors: Interior & Exterior			\$15,000	\$15,000		
	Elevator Shaft & Control Room Wiring			\$40,000	\$40,000		
	Interior Steam and Return Line			\$25,000	\$25,000		
	Compactor System Refurbishment			\$30,000	\$30,000		
	Electric: Exterior Security Lighting			\$60,000	\$60,000		
	Vacuum System Upgrade			\$25,000	\$25,000		
	Fire Alarm System Upgrade			\$20,000	\$20,000		
			\$215,000	\$215,000	\$0		

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-06 Montgomery Gardens	Dwelling Structure: Pipe Insulation	1460		\$10,000	\$10,000	\$0	
				\$10,000	\$10,000	\$0	
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$20,000	\$20,000	\$0	
	Non Dwelling Structures: Mgr's Office Refurb	1470		\$10,000	\$10,000	\$0	
				\$10,000	\$10,000	\$0	
	Maintenance Equipment Maintenance Vacuum	1475		\$15,000	\$15,000		
	Fire Safety Equipment			\$20,000	\$20,000		
			\$35,000	\$35,000			
	Total, N.J. 9-06:			\$390,000	\$390,000	\$0	

Signature of Executive Director & Date:

X

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

X

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-09 A. Harry Moore Apts.	Site Improvements/Utilities	1450		\$0	\$0		
	Mechanical and Electrical:	1460					
	Elevator Shaft & Control Room Wiring			\$40,000	\$40,000		
	Compactor System Refurbishment			\$30,000	\$30,000		
	Electric: Exterior Security Lighting			\$30,000	\$30,000		
	Fire Alarm System Upgrade			\$20,000	\$20,000		
				\$120,000	\$120,000	\$0	
	Demolition	1485					
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$10,000	\$10,000		
Maintenance Equipment	1475						
Fire Safety Equipment			\$10,000	\$10,000			
Total, N.J. 9-09:				\$140,000	\$140,000	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-10 Curries Woods	Site:	1460					
	Mechanical and Electrical:						
	Elevator Motor Room Replacement			\$60,000	\$60,000		
	Exterior Apt Door Painting	\$15,000	\$15,000				
	Phase II Floors Refurbished	\$100,000	\$100,000				
				\$175,000	\$175,000	\$0	
	Dwelling Equipment:	1465.1					
Ranges and Refrigerators	\$15,000			\$15,000		\$0	
	Non-Dwelling Structures	1470					
Upgrades to 1st floor, 3 New Heckman Drive	\$85,000			\$85,000			
	Maintenance Equipment	1475					
Maintenance Vacuum	\$15,000			\$15,000			
	Total, N.J. 9-10:			\$290,000	\$290,000	\$0	

Signature of Executive Director & Date:

X

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

X

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Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-11/15/18 Berry Gardens I,II, III & IV	Site Improvements/Utilities:	1450						
	Site Improvements-Sidewalks			\$40,000	\$40,000			
	Mechanical and Electrical:	1460						
	Apt/Hallway Floor Refurbishment			\$50,000	\$50,000			
	Kitchen Mod (Minor)			\$20,000	\$20,000			
	Facility Masonry Repair			\$20,000	\$20,000			
	Electric:Exterior Security Lighting			\$10,000	\$10,000			
	Elevator Shaft & Control Room Wiring			\$25,000	\$25,000			
	Interior Steam and Return Line			\$20,000	\$20,000			
	Compactor System Refurbishment			\$10,000	\$10,000			
	Fire Pump Refurbishing			\$20,000	\$20,000			
	Roof Repair			\$10,000	\$10,000			
	Fire Alarm System Upgrade			\$10,000	\$10,000			
					\$195,000	\$195,000	\$0	
	Dwelling Structure:	1460						
Pipe Insulation				\$20,000	\$20,000	\$0		
Hallway/Stairwell Painting				\$25,000	\$25,000			
				\$45,000	\$45,000	\$0		
Dwelling Equipment:	1465.1							
Ranges and Refrigerators				\$15,000	\$15,000	\$0		
Maintenance Equipment	1475							
Maintenance Vacuum				\$15,000	\$15,000			
	Total, N.J. 9-11:			\$310,000	\$310,000	\$0		

Signature of Executive Director & Date:

X

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

X

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

²To be completed for the Performance and Evaluation Report

Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
N.J. 9-14 Thomas J. Stewart Apts.	Site:	1450		\$10,000	\$10,000		
	Site Improvements/Utilities: Site Improvements-including Entranceway						
	Mechanical and Electrical:	1460		\$10,000	\$10,000		
	Heating/Boiler Refurbishing						
	Facility Masonry Repair						
	Bathroom Vanity						
	Elevator Shaft & Control Room Wiring						
	Roof Repair						
	Compactor System Refurbishment						
	Dwelling Units:	1460		\$38,000	\$38,000	\$0	
Dwelling Equipment:	1465.1		\$5,000	\$5,000	\$0		
Ranges and Refrigerators							
Non-Dwelling Structures	1470		\$15,000	\$15,000			
Lobby Painting							
Total, N.J. 9-14:				\$68,000	\$68,000	\$0	

Signature of Executive Director & Date:
X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
Management Improvements							
1) Off Duty Police	9/13/2009		9/30/2007	9/12/2011			
2) After School Programs	9/13/2009		9/30/2007	9/12/2011			
3) Senior Service Program	9/13/2009		9/30/2007	9/12/2011			
4) Time & Attendance Sys Upgrade	9/13/2009			9/12/2011			
Administration	9/13/2009		9/30/2007	9/12/2011			
Operations	9/13/2009		9/30/2007	9/12/2011			
Debt Service	9/13/2009		9/30/2007	9/12/2011			
N.J. 9-02, Marion Gardens	9/13/2009			9/12/2011			
N.J. 9-03/7, Booker T. Washington	9/13/2009			9/12/2011			
N.J. 9-04, Hudson Gardens	9/13/2009			9/12/2011			
N.J. 9-05, Holland Gardens	9/13/2009			9/12/2011			
N.J. 9-06, Montgomery Gardens	9/13/2009			9/12/2011			
N.J. 9-09, A. Harry Moore Apts.	9/13/2009			9/12/2011			
N.J. 9-11/15/18, Berry Gardens, I-IV	9/13/2009			9/12/2011			
N.J. 9-14, Thomas J. Stewart Apts.	9/13/2009			9/12/2011			
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs			
X				Administrator & Date:			
				X			

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

²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2007

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

OMB Approval No. 2577-0157 (7/98)

HA Name Housing Authority of the City of Jersey City	Capital Fund Program Grant Number: NJ39R00950107	FFY of Grant Approval: 2007
--	--	---------------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending 9/30/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$145,494	\$145,494	\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$145,494	\$145,494	\$0	\$0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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

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Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2007

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-9 A. Harry Moore Apts	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units at A. Harry Moore Apts.	1460		\$145,494	\$145,494	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-9				\$145,494	\$145,494	\$0	\$0	

Signature of Executive Director & Date:

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

X

X

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

form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2007

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-9, A Harry Moore Apts.	9/13/2007			9/12/2011			

Signature of Executive Director & Date:

X

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

X

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2007

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

OMB Approval No. 2577-0157 (7/98)

HA Name Housing Authority of the City of Jersey City	Capital Fund Program Grant Number: NJ39R00950207	FFY of Grant Approval: 2007
--	--	---------------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending 9/30/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$732,113	\$732,113	\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$732,113	\$732,113	\$0	\$0
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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

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Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2007

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-9 A. Harry Moore Apts	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units at A. Harry Moore Apts.	1460		\$732,113	\$732,113	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-9				\$732,113	\$732,113	\$0	\$0	

Signature of Executive Director & Date:

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

X

X

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

form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2007

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-9, A Harry Moore Apts.	9/13/2007			9/12/2011			

Signature of Executive Director & Date:

X

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

X

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

HOUSING AUTHORITY OF THE CITY OF JERSEY

QUARTERLY LEVERAGING PROGRESS REPORT

QUARTER ENDED September 30, 2007

CAPITAL PROJECT	PROJECT COST ESTIMATE(BUDGET)	REVISIONS	FUNDS OBLIGATED	FUNDS EXPENDED	SCHEDULE DATE OF COMPLETION	EXPLANATION OF DELAYS
NJ 9/2 Marion Gardens						
A/E Apartment Window Repl	\$240,000	\$30,000	\$16,706	\$0		
Apartment Window Repl.	\$2,038,500	\$2,248,500	\$0	\$0		
NJ 9/3 B. T. Washington						
A/E Apartment Window Repl	\$180,000	\$27,000	\$14,319	\$0		
Apartment Window Repl.	\$1,531,200	\$1,715,680	\$0	\$0		
Topographic Survey	\$45,000	\$13,520	\$13,520	\$0	1/31/06	Complete
NJ 9/7 B.T. Washington						
A/E Apartment Window Repl	\$30,000	\$10,000	\$2,387	\$0		
Apartment Window Repl.	\$252,000	\$276,500	\$0	\$0		
Topographic Survey	\$15,000	\$10,500	\$10,500	\$0	1/31/06	Complete
A/E: Underground Steam	\$0	\$25,000	\$0	\$0		
Underground Steam/Return	\$283,500	\$258,500	\$0	\$0		
NJ 9/4 Hudson Gardens						
A/E: Boiler Replacement	\$0	\$50,000	\$0	\$0		
Boiler Replacement	\$0	\$1,227,400	\$0	\$0		
Hot Water Tank Repl.	\$130,700	\$130,700	\$0	\$0		

NJ 9/5 Holland Gardens						
A/E: Repl.of Boiler Tubes	\$15,000	\$15,000	\$0	\$0		
Repl. of Boiler Tubes	\$126,000	\$126,000	\$0	\$0		
Hot Water Tank Repl.	\$130,700	\$130,700	\$0	\$0		
NJ 9/6 Montgomery Gdns						
A/E: Oil Tank Repl.	\$18,000	\$18,000	\$8,001	\$0		
Oil Tank Replacement	\$152,768	\$152,768	\$0	\$0		
Roof Replacement	\$993,900	\$0	\$0	\$0		
Underground Steam/Return	\$283,500	\$0	\$0	\$0		
NJ 9/11 Berry Gardens						
A/E: Roof Replacement	\$0	\$30,000	\$0	\$0		
Roof Replacement	\$309,495	\$279,495	\$0	\$0		
Kitchen Mod	\$2,429,100	\$0	\$0	\$0		
NJ 9-15/18 Berry Gardens						
A/E: Apartment Window Repl.	\$0	\$50,000	\$0	\$0		
Apartment Window Repl.	\$0	\$2,429,100	\$0	\$0		
PHA-Wide						
Contingency	\$50,000	\$0	\$0	\$0		
Financing Costs	\$555,766	\$548,860	\$548,860	\$0	8/15/07	Complete
In-House Inspection	\$189,871	\$196,777	\$0	\$0		
TOTAL	\$10,000,000	\$10,000,000	\$614,293	\$0		

PREPARED BY:

Richard J. Baker, CFO

DATE PREPARED:

9/28/07

Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2007

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

OMB Approval No. 2577-0157 (7/98)

HA Name Housing Authority of the City of Jersey City	Capital Fund Program Grant Number: NJ39R00950108 (DRAFT)	FFY of Grant Approval: 2008 (DRAFT)
--	--	---

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs (Inspections)				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$145,494		\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	\$145,494			
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date:

X

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Annual Statement/Performance and Evaluation Report
Replacement Housing Program 2007

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

OMB Approval No. 2577-0157 (7/98)

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-9 A. Harry Moore Apts	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Units: Replacement Housing Units at A. Harry Moore Apts.	1460		\$145,494		\$0	\$0	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-9			\$145,494				

Signature of Executive Director & Date:

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

X

X

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form HUD-52837 (10/96)

²To be completed for the Performance and Evaluation Report

ref. Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Replacement Housing Program 2007

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

No. 2577-0157 (7/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
N.J. 9-9, A Harry Moore Apts.	9/13/2010			9/12/2012			

Signature of Executive Director & Date:

X

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

X

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²To be completed for the Performance and Evaluation Report