

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

Housing Authority of the City of Hoboken

**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: Hoboken Housing Authority **PHA Number:** NJ 015

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

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**

Number of public housing units: 1345 Number of S8 units: Number of public housing units:

Number of S8 units: 326

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website

Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 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)

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies: **ATTAIN ZERO VACANCY RATE**
 - Leverage private or other public funds to create additional housing opportunities: **DOLLAR FOR DOLLAR**
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score) **ATTAIN 100% SCORE**
- Improve voucher management: (SEMAP score) **ATTAIN 100% SCORE**
- Increase customer satisfaction: **TO 100%**
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) **PUBLIC HOUSING FINANCE AND SECTION 8 VOUCHER UNIT INSPECTIONS**
- Renovate or modernize public housing units: **100% UNITS IN NEED OF SAME**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

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

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **REDOUBLE EFFORTS**
 - 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: **IMPROVE SECURITY PATROL COVERAGE**
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families: **AS NEEDED**
- Provide or attract supportive services to improve assistance recipients' employability: **REDOUBLE EFFORTS**
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 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.

SEE ATTACHMENT A

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

Page #

1. Statement of Housing Needs	6
2. Statement of Financial Resources	12
3. PHA Policies Governing Eligibility, Selection, and Admissions.....	14
4. PHA Rent Determination Policies.....	23
5. Operations and Management.....	27
6. PHA Grievance Procedures.....	29
7. Capital Improvement Needs.....	30
8. Demolition and Disposition.....	31
9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities	32
10. Conversion of Public Housing to Tenant-Based Assistance	33
11. Homeownership Programs Administered by the PHA.....	37
12. PHA Community Service and Self-sufficiency Programs.....	39
13. PHA Safety and Crime Prevention Measures.....	42
14. RESERVED FOR PET POLICY	44

15. Civil Rights Certifications.....	44
16. Fiscal Audit	44
17. PHA Asset Management	44
18. Other Information.....	45
Attachments.....	48
ATTACHMENT A: Executive Summary	49
ATTACHMENT B: Five Year Plan: Progress Statement.....	50
ATTACHMENT C: Summary Of Policy And Program Changes.....	51
ATTACHMENT D: Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor – 2008.....	52
CFP 2007	56
CFP 2006.....	60
CFP 2005.....	64
CFP 2004.....	68
ATTACHMENT E: FY 2007 Capital Fund Program Five-Year Action Plan (2008 – 2012).....	72
ATTACHMENT F: Resident Advisory Board Recommendations.....	76
ATTACHMENT G: Membership Of Resident Advisory Board.....	77
ATTACHMENT H: Resident Membership On The PHA Governing Board (Board of Commissioners).....	78
ATTACHMENT I: Deconcentration Policy.....	79
ATTACHMENT J: Organizational Chart	81
ATTACHMENT K: Consistency With Consolidated Plan.....	82
ATTACHMENT L: PHA Criteria for Amendments To Plan	83
ATTACHMENT M: Information on Pet Policy.....	84
ATTACHMENT N: Community Service Description of Implementation	85
ATTACHMENT O: Public Housing Program Drug Elimination Program	86
ATTACHMENT P: Most Recent Board Approved Operating Budget.....	87
ATTACHMENT Q: CFP Bond Leveraging Program Quarterly Progress Report	88
MEMORANDUM.....	89

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:

- (I)** Admissions Policy for Deconcentration
- (D)** FY 2007 Capital Fund Program Annual Statement 2007 and P&E Reports for all open programs
- (P)** Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- G** List of Resident Advisory Board Members
- H** List of Resident Board Member
- N** Community Service Description of Implementation

- X M Information on Pet Policy
- N/A Section 8 Homeownership Capacity Statement, if applicable
- N/A Description of Homeownership Programs, if applicable

Optional Attachments:

- (J) PHA Management Organizational Chart
- (E) FY 2007 Capital Fund Program 5 Year Action Plan
- (O) Public Housing Drug Elimination Program (PHDEP) Plan
- (F) Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - A Executive Summary
 - B Five Year Plan: Progress Statement
 - C Summary of Policy and Program Changes
 - D (see above)
 - E (see above)
 - F (see above)
 - G (see above)
 - H (see above)
 - I (see above)
 - J (see above)
 - K Consistency with Consolidated Plan
 - L PHA Criteria for Amendments to Plan
 - M (see above)
 - N (see above)
 - O (see above)
 - P (see above)
 - Q Capital Fund Bond Leveraging Program Progress Report

Memorandum

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation:	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input 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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 015 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (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
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	TROUBLED PHAS: LATEST FISCAL AUDIT AND MOA PROGRESS REPORT	TROUBLED PHAS

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Qualit-y	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2360	5	5	4	5	4	3
Income >30% but <=50% of AMI	1200	5	5	4	5	4	3
Income >50% but <80% of AMI	1883	4	4	4	4	4	5
Elderly	2206	4	4	4	4	3	3
Families with Disabilities	NOT AVAIL	5	4	4	4	3	3
Race/Ethnicity – WHITE	7602	3	4	4	4	3	3
Race/Ethnicity – BLACK	450	4	4	4	4	4	3
Race/Ethnicity – HISPANIC	2840	4	4	4	4	4	4
Race/Ethnicity - OTHER	282	3	4	4	4	3	3

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: 1999
- 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) **CITY OF HOBOKEN
2002 MASTER PLAN**

**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	657		26
Extremely low income <=30% AMI	477	73	
Very low income (>30% but <=50% AMI)	124	17	
Low income (>50% but <80% AMI)	56	10	
Families with children	235	36	
Elderly families	209	32	
Families with Disabilities	213	32	
Race/ethnicity – WHITE/NON-HISPANIC	115	18	
Race/ethnicity – BLACK/NON-HISPANIC	131	20	
Race/ethnicity – HISPANIC	394	60	
Race/ethnicity -	17	2	

Housing Needs of Families on the Waiting List			
OTHER			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	438	67	14
2 BR	160	24	9
3 BR	51	8	3
4 BR	8	1	0
5 BR	0	0	0
5+ BR	0	0	0
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 6			
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			

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	270		3
Extremely low income <=30% AMI	207	77	
Very low income (>30% but <=50% AMI)	48	18	
Low income (>50% but <80% AMI)	15	5	
Families with children	188	70	
Elderly families	45	17	

Housing Needs of Families on the Waiting List			
Families with Disabilities	37	13	
Race/ethnicity – WHITE/NON-HISPANIC	76	28	
Race/ethnicity – BLACK/NON-HISPANIC	49	18	
Race/ethnicity – HISPANIC	143	53	
Race/ethnicity - OTHER	2	1	
Characteristics by Bedroom Size (Public Housing Only) NA			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 52			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	6,287,058	
b) Public Housing Capital Fund	2,196,933	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,459,750	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	5,221,290	PUBLIC HOUSING OPERATIONS
4. Other income (list below)		
INTEREST INCOME	20,010	PUBLIC HOUSING OPERATIONS
EXCESS UTILITIES	169,000	PUBLIC HOUSING OPERATIONS
4. Non-federal sources (list below)		
Total resources	16,354,041	

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

X Non-Residents who work in the jurisdiction of the PHA

X Displacement as a result of a Federally-declared disaster

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

Date and Time

Former Federal preferences:

X 1-6 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) -

1 – RESIDENTS 6 – NON-RESIDENTS

X 2-7 Victims of domestic violence -

1 – RESIDENTS 7 – NON-RESIDENTS

Substandard housing -

Homelessness

High rent burden -

Other preferences (select all that apply)

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

Veterans and veterans’ families

1 – RESIDENTS, 6 – NON-RESIDENTS

Residents who live in the jurisdiction

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

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

Households that contribute to meeting income requirements (targeting) -

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

Victims of reprisals or hate crimes

Other preference(s) (list below)

3 DISABLED OR HEALTH IMPAIRED RESIDENTS WHO LIVE IN THE PHA’S JURISDICTION

4 RESIDENTS WHO LIVE AND WORK IN THE PHA’S JURISDICTION

5 RESIDENTS AND PAST RESIDENTS WHO LIVE OR HAVE LIVED IN THE PHA’S JURISDICTION

8 NON-RESIDENTS WHO WORK IN THE CITY OF HOBOKEN

1 INVOLUNTARY DISPLACEMENT DUE TO A FEDERALLY-DECLARED DISASTER

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
ANDREW JACKSON GARDENS AND HARRISON TOWERS

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

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

B. Section 8

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

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

(1) Eligibility

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

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

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

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

A FAMILY MAY REQUEST AN EXTENSION AT ANY TIME PRIOR TO THE EXPIRATION OF THE 60 DAY TIME PERIOD INITIALLY GRANTED TO SEARCH FOR AND FIND A SUITABLE RENTAL UNIT. EXTENSIONS (NO MORE THAN 2) ARE GRANTED AT THE SOLE DISCRETION OF THE PHA FOR A COMBINED/TOTAL TIME PERIOD NOT TO EXCEED 120 DAYS. THE PHA GRANTS EXTENSIONS PRIMARILY FOR THE FOLLOWING REASONS:

1) EXTENUATING CIRCUMSTANCES SUCH AS HOSPITALIZATION OF A FAMILY MEMBER FOR AN EXTENDED PERIOD OF TIME WHICH HAS

ADVERSELY AFFECTED THE FAMILY'S ABILITY TO SEARCH FOR A DWELLING UNIT;

- 2) THE PHA IS SATISFIED THAT THE FAMILY HAS MADE REASONABLE EFFORTS TO LOCATE A SUITABLE RENTAL UNIT AND WAS UNABLE TO DO SO THROUGH NO FAULT OF THEIR OWN;
- 3) THE FAMILY WAS PREVENTED FROM FINDING A SUITABLE UNIT WITHIN THE ALLOTTED TIME DUE TO DISABILITY ACCESSIBILITY REQUIREMENTS.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

**NONRESIDENTS WHO WORK IN THE CITY OF HOBOKEN
INVOLUNTARY DISPLACEMENT AS A RESULT OF A FEDERALLY-
DECLARED DISASTER**

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

Date and Time

Former Federal preferences

- 1-5 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 - 1 RESIDENTS OF PHA’S JURISDICTION
 - 5 NONRESIDENTS OF THE PHA’S JURISDICTION
- 2-6 Victims of domestic violence
 - 2 RESIDENTS OF THE PHA’S JURISDICTION
 - 6 NONRESIDENTS OF THE PHA’S JURISDICTION
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1-5 Veterans and veterans’ families
 - 1 RESIDENTS AND PAST RESIDENTS OF THE PHA’S JURISDICTION
 - 5 NONRESIDENTS OF THE PHA’S JURISDICTION
- 3 Residents who live and/or work in your jurisdiction
- 4 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 6 NONRESIDENTS OF THE PHA’S JURISDICTION WHO WORK IN THE CITY OF HOBOKEN
 - 1 INVOLUNTARY DISPLACEMENT AS A RESULT OF A FEDERALLY-DECLARED DISASTER

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

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

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

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

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

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

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

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
- Never
 - At family option
 - Any time the family experiences an income increase
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 - Other (list below)
- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 - 100% of FMR
 - Above 100% but at or below 110% of FMR
 - Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1345	26
Section 8 Vouchers	326	3
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

ADMISSIONS AND CONTINUED OCCUPANCY POLICY
PET POLICY
PEST CONTROL POLICY
MAINTENANCE POLICY
FACILITIES USE POLICY

(2) Section 8 Management: (list below)

SECTION 8 ADMINISTRATIVE PLAN

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description **N/A**

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 015 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 015 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: ANDREW JACKSON GARDENS	
1b. Development (project) number: NJ15-1	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 015 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved): <input type="checkbox"/> 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: CHRISTOPHER COLUMBUS GARDENS 1b. Development (project) number: NJ15-2
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 015 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: HARRISON GARDENS 1b. Development (project) number: NJ15-3
2. What is the status of the required assessment?

<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 015 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: FOX HILL GARDENS 1b. Development (project) number: NJ15-5
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)

<input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 015 are being satisfied by means other than conversion (select one)
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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)

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

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 estimate)	Actual Number of Participants (as of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

(select all that apply)

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

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

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

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

ANDREW JACKSON GARDENS

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

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

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

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

ANDREW JACKSON GARDENS

C. Coordination between PHA and the police

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

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

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

ANDREW JACKSON GARDENS

D. Additional information as required by PHDEP/PHDEP Plan

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

N/A

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (File name) ATTACHMENT F
- 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.) **NOMINATED BY RESIDENTS, APPOINTED BY LOCAL GOVERNING BODY**

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

C. Other Information Required by HUD

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

Attachments

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

ATTACHMENT A: Executive Summary

HOUSING AUTHORITY OF THE CITY OF HOBOKEN AGENCY PLAN EXECUTIVE SUMMARY

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

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

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

- 1) The Authority seeks to continue its outreach program to attract new landlords to participate in the Section 8 program.
- 2) The Authority seeks to maintain public housing vacancies at below one percent via effective maintenance and management policy so as to maximize the number of units on-line.
- 3) The Authority seeks to extensively renovate/modernize public housing sites in order to provide more suitable housing to residents.
- 4) The Authority seeks to continue to improve upon relations between residents and the Administration.

ATTACHMENT B: Five Year Plan: Progress Statement

The Housing Authority of the City of Hoboken has made the following progress in meeting its stated goals as expressed in the previously submitted Agency Plan for FY 2007.

- 1) The Authority has completed necessary improvements/renovations in accordance with its Five Year Plan for Capital Fund spending.
- 2) The Authority has maintained its vacancy rate in public housing at or under one percent, so as to maximize the availability of public housing.
- 3) The Authority has improved relations with the Resident Advisory Board, which has undertaken a more active role in Authority policy and decision-making.

ATTACHMENT C: Summary Of Policy And Program Changes

The Hoboken Housing Authority has made the following changes to its policies and programs since submission of its FY 2007 PHA Agency Plan:

1. The Authority amended its Section 8 Administrative Plan to reflect HUD mandated changes in the policies and procedures pertaining to admission of students to the Section 8 Housing Choice Voucher Program.
2. The Authority amended its form of Public Housing Dwelling Lease to provide for the inclusion thereunder of HUD mandated lease provisions pertaining to the Violence Against Women Act.
3. The Authority has amended its Pet Policy to reflect HUD mandated changes pertaining to animals used to assist disabled persons residing in Public Housing units owned and managed by the Authority.
4. The Authority has amended its policy pertaining to criminal records keeping to reflect HUD mandated changes concerning same.
5. The Authority has amended its Public Housing Admissions and Continued Occupancy Policy to reflect the inclusion thereunder of terms and conditions for occupancy of Public Housing dwelling units by police officers in order to provide added security for residents.

ATTACHMENT D: Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor – 2008

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: NJ39P01550108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	200,000			
3	1408 Management Improvements	360,000			
4	1410 Administration	210,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	85,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	51,000			
10	1460 Dwelling Structures	402,912			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures	75,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: NJ39P01550108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collaterization or Debt Service	813,021			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,196,933			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	75,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	200,000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOBOKEN			Grant Type and Number Capital Fund Program Grant No: NJ39P01550108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-WIDE	OPERATIONS: SUPPLEMENT INCOME	1406			200,000				
PHA-WIDE	MANAGEMENT IMPROVEMENTS: SECURITY, TRAINING, COMPUTER SOFTWARE	1408			360,000				
PHA-WIDE	ADMINISTRATION	1410			210,000				
PHA-WIDE	A/E SERVICES AND CONSULTANT FEES	1430			85,000				
PHA-WIDE	SITE IMPROVEMENTS	1450			51,000				
PHA-WIDE	STRUCTURAL UPGRADES	1460			100,000				
PHA-WIDE	MECHANICAL UPGRADES	1460			302,912				
PHA-WIDE	NONDWELLING EQUIPMENT	1475			75,000				
PHA-WIDE	DEBT SERVICE	1501			813,021				
	TOTALS				2,196,933				

CFP 2007

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: NJ39P01550107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	142,732		0	0
3	1408 Management Improvements	285,464		15,640	15,640
4	1410 Administration	142,732		142,732	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	85,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	49,396		0	0
10	1460 Dwelling Structures	651,994.56		0	0
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures	70,000		0	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	812,633.44		812,633.44	408,010.37

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken		Grant Type and Number Capital Fund Program Grant No: NJ39P01550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,239,952		971,005	423,650.37
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	75,000		0	0
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	210,000		0	0

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOBOKEN			Grant Type and Number Capital Fund Program Grant No: NJ39P01550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-WIDE	OPERATIONS: SUPPLEMENT INCOME	1406			142,732		0	0	pending
PHA-WIDE	MANAGEMENT IMPROVEMENTS: SECURITY, TRAINING, COMPUTER SOFTWARE	1408			285,464		15,640	15,640	underway
PHA-WIDE	ADMINISTRATION	1410			142,732		142,732	0	underway
PHA-WIDE	A/E SERVICES AND CONSULTANT FEES	1430			85,000		0	0	pending
PHA-WIDE	SITE IMPROVEMENTS	1450			49,396		0	0	pending
PHA-WIDE	STRUCTURAL UPGRADES	1460			97,006		0	0	pending
PHA-WIDE	MECHANICAL UPGRADES	1460			554,988.56		0	0	pending
PHA-WIDE	NONDWELLING EQUIPMENT	1475			70,000		0	0	pending
PHA-WIDE	DEBT SERVICE	1501			812,633.44		812,633.44	408,010.37	underway
	TOTALS				2,239,952		971,005.44	423,650.37	

CFP 2006

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: NJ39P01550106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	214,116	201,763.42	201,763.42	201,763.42
3	1408 Management Improvements	367,305	367,305	367,305	367,305
4	1410 Administration	214,116	127,939.38	127,939.38	127,939.38
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	68,860	0		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	460,276.98	633,859.18	633,859.18	633,859.18
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	66,728	60,535	60,535	60,535
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	813,021.02	813,021.02	813,021.02	813,021.02

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken		Grant Type and Number Capital Fund Program Grant No: NJ39P01550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,204,423	2,204,423	2,204,423	2,204,423
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	75,000	75,000	75,000	75,000
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	210,000	210,000	210,000	210,000

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOBOKEN		Grant Type and Number Capital Fund Program Grant No: NJ39P01550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	OPERATIONS: SUPPLEMENT INCOME	1406			214,116.00	201,763.42	201,763.42	201,763.42	complete
PHA-WIDE	MANAGEMENT IMPROVEMENTS: SECURITY, TRAINING, COMPUTER SOFTWARE	1408			367,305.00	367,305.00	367,305.00	367,305.00	complete
PHA-WIDE	ADMINISTRATION	1410			214,116.00	127,939.38	127,939.38	127,939.38	complete
PHA-WIDE	A/E SERVICES AND CONSULTANT FEES	1430			68,860	0			
PHA-WIDE	DWELLING STRUCTURE IMPROVEMENTS	1460			460,276.98	633,859.18	633,859.18	633,859.18	complete
PHA-WIDE	NONDWELLING EQUIPMENT	1475			66,728	60,535.00	60,535.00	60,535.00	complete
PHA-WIDE	DEBT SERVICE	1501			813,021.02	813,021.02	813,021.02	813,021.02	complete
	TOTALS				2,204,423	2,204,423	2,204,423	2,204,423	

CFP 2005

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: NJ39P01550105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	144,272	144,272	144,272	144,272
3	1408 Management Improvements	288,543	280,826	280,826	280,826
4	1410 Administration	144,272	147,404.26	147,404.26	147,404.26
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	20,000	29,000	29,000	29,000
9	1450 Site Improvement				
10	1460 Dwelling Structures	760,629.89	758,315.43	758,315.43	758,315.43
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	85,000	82,899.20	82,899.20	82,899.20
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	812,495.11	812,495.11	812,495.11	812,495.11
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,255,212	2,255,212	2,255,212	2,255,212

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: NJ39P01550105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOBOKEN			Grant Type and Number Capital Fund Program Grant No: NJ39P01550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	OPERATIONS: SUPPLEMENT INCOME	1406			144,272	144,272	144,272	144,272	COMPLETE
PHA-WIDE	MANAGEMENT IMPROVEMENTS: SECURITY, TRAINING, COMPUTER SOFTWARE	1408			288,543	280,826	280,826	280,826	complete
PHA-WIDE	ADMINISTRATION	1410			144,272	147,414.26	147,414.26	147,414.26	complete
PHA-WIDE	A/E SERVICES AND CONSULTANT FEES	1430			20,000	29,000	29,000	29,000	COMPLETE
PHA-WIDE	DWELLING STRUCTURE IMPROVEMENTS	1460			760,629.89	758,315.43	758,315.43	758,315.43	complete
PHA-WIDE	NONDWELLING EQUIPMENT	1475			85,000	82,889.20	82,889.20	82,889.20	complete
PHA-WIDE	DEBT SERVICE	1501			812,495.11	812,495.11	812,495.11	812,495.11	COMPLETE
	TOTALS				2,255,212	2,255,212	2,255,212	2,255,212	

CFP 2004

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: NJ39P01550104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/15/08 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	612,176	612,176	612,176	612,176
3	1408 Management Improvements	367,305	360,105.26	360,105.26	360,105.26
4	1410 Administration	244,870	268,449.61	268,449.61	268,449.61
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,006	9,640.05	9,640.05	9,640.05
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	667,594.84	661,580.92	661,580.92	661,580.92
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	126,728	126,728	126,728	126,728
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	410,027.16	410,027.16	410,027.16	410,027.16
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,448,707	2,448,707	2,448,707	2,448,707

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Hoboken			Grant Type and Number Capital Fund Program Grant No: NJ39P01550104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/15/08 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOBOKEN		Grant Type and Number Capital Fund Program Grant No: NJ39P01550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	OPERATIONS: SUPPLEMENT INCOME	1406			612,176	612,176	612,176	612,176	COMPLETE
PHA-WIDE	MANAGEMENT IMPROVEMENTS: SECURITY, TRAINING, COMPUTER SOFTWARE	1408			367,305	360,105.26	360,105.26	360,105.26	COMPLETE
PHA-WIDE	ADMINISTRATION	1410			244,870	268,449.61	268,449.61	268,449.61	COMPLETE
PHA-WIDE	A/E SERVICES AND CONSULTANT FEES	1430			20,006	9,640.05	9,640.05	9,640.05	COMPLETE
PHA-WIDE	DWELLING STRUCTURE IMPROVEMENTS	1460			667,594.84	661,580.92	661,580.92	661,580.92	COMPLETE
PHA-WIDE	NON-DWELLING EQUIPMENT	1475			126,728	127,728	126,728	126,728	COMPLETE
PHA-WIDE	DEBT SERVICE	1501			410,027.16	410,027.16	410,027.16	410,027.16	COMPLETE
	TOTALS				2,448,707	2,448,707	2,448,707	2,448,707	

ATTACHMENT E: FY 2007 Capital Fund Program Five-Year Action Plan (2008 – 2012)

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name HOBOKEN HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2009 PHA FY: 10/1/09	FFY Grant: 2010 PHA FY: 10/1/10	FFY Grant: 2011 PHA FY: 10/1/11	FFY Grant: 2012 PHA FY: 10/1/12
	Annual Statement				
PHA-WIDE		OPERATIONS SUPP. INCOME	OPERATIONS SUPP. INCOME	OPERATIONS SUPP. INCOME	OPERATIONS SUPP. INCOME
PHA-WIDE		MANAGEMENT IMPROVEMENTS	MANAGEMENT IMPROVEMENTS	MANAGEMENT IMPROVEMENTS	MANAGEMENT IMPROVEMENTS
PHA-WIDE		ADMINISTRATION	ADMINISTRATION	ADMINISTRATION	ADMINISTRATION
PHA-WIDE		FEES AND COSTS	FEES AND COSTS	FEES AND COSTS	FEES AND COSTS
PHA-WIDE		SITE IMPROVEMENTS	SITE IMPROVEMENTS	SITE IMPROVEMENTS	SITE IMPROVEMENTS
PHA-WIDE		DWELLING STRUCTURE IMPROVEMENTS	DWELLING STRUCTURE IMPROVEMENTS	DWELLING STRUCTURE IMPROVEMENTS	DWELLING STRUCTURE IMPROVEMENTS
PHA-WIDE		DWELLING EQUIPMENT	DWELLING EQUIPMENT	DWELLING EQUIPMENT	DWELLING EQUIPMENT
PHA-WIDE		NONDWELLING STRUCTURES	NONDWELLING STRUCTURES	NONDWELLING STRUCTURES	NONDWELLING STRUCTURES
PHA-WIDE		NON DWELLING EQUIP.	NON DWELLING EQUIP.	NON DWELLING EQUIP.	NON DWELLING EQUIP.
PHA-WIDE		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
CFP Funds Listed for 5-year planning		\$2,196,933	\$2,196,933	\$2,196,933	\$2,196,933

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name HOBOKEN HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2009 PHA FY: 10/1/09	FFY Grant: 2010 PHA FY: 10/1/10	FFY Grant: 2011 PHA FY: 10/1/11	FFY Grant: 2012 PHA FY: 10/1/12
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2009 PHA FY: 10/1/09			Activities for Year: 3 FFY Grant: 2010 PHA FY: 10/1/10		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual	PHA-WIDE	OPERATIONS SUPP INCOME	214,116	PHA-WIDE	OPERATIONS SUPP INCOME	214,116
Statement	PHA-WIDE	MANAGEMENT IMPROVEMENTS	259,815	PHA-WIDE	MANAGEMENT IMPROVEMENTS	259,815
	PHA-WIDE	ADMINISTRATION	214,116	PHA-WIDE	ADMINISTRATIO N	214,116
	PHA-WIDE	FEES AND COSTS	68,860	PHA-WIDE	FEES AND COSTS	68,860
	PHA-WIDE	SITE IMPROVEMENTS	110,264	PHA-WIDE	SITE IMPROVEMENTS	110,264
	PHA-WIDE	DWELLING STRUCTURE IMPROVEMENTS	400,000	PHA-WIDE	DWELLING STRUCTURE IMPROVEMENTS	400,000
	PHA-WIDE	DWELLING EQUIPMENT	66,740	PHA-WIDE	DWELLING EQUIPMENT	66,740
	PHA-WIDE	NON DWELLING EQUIPMENT	50,000	PHA-WIDE	NON DWELLING EQUIPMENT	50,000
	PHA-WIDE	DEBT SERVICE	813,022	PHA-WIDE	DEBT SERVICE	813,022
Total CFP Estimated Cost			\$2,196,933			\$2,196,933

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2011 PHA FY: 10/1/11			Activities for Year: 5 FFY Grant: 2012 PHA FY: 10/1/12		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA-WIDE	OPERATIONS SUPP INCOME	214,116	PHA-WIDE	OPERATIONS SUPP INCOME	214,116
Annual	PHA-WIDE	MANAGEMENT IMPROVEMENTS	259,815	PHA-WIDE	MANAGEMENT IMPROVEMENTS	259,815
Statement	PHA-WIDE	ADMINISTRATION	214,116	PHA-WIDE	ADMINISTRATIO N	214,116
	PHA-WIDE	FEES AND COSTS	68,860	PHA-WIDE	FEES AND COSTS	68,860
	PHA-WIDE	SITE IMPROVEMENTS	110,264	PHA-WIDE	SITE IMPROVEMENTS	110,264
	PHA-WIDE	DWELLING STRUCTURE IMPROVEMENTS	400,000	PHA-WIDE	DWELLING STRUCTURE IMPROVEMENTS	400,000
	PHA-WIDE	DWELLING EQUIPMENT	66,740	PHA-WIDE	DWELLING EQUIPMENT	66,740
	PHA-WIDE	NON DWELLING EQUIPMENT	50,000	PHA-WIDE	NON DWELLING EQUIPMENT	50,000
	PHA-WIDE	DEBT SERVICE	813,022	PHA-WIDE	DEBT SERVICE	813,022
Total CFP Estimated Cost			\$2,196,933			\$2,196,933

ATTACHMENT F: Resident Advisory Board Recommendations

RAB members voiced their support of the PHA's recommended goals, objectives, activities and actions set forth in the draft of the FY 2008 Agency Plan presented to them by the PHA.

RAB comments and concerns were incorporated into the final version of the plan.

PHA representatives reviewed and discussed the details of the plan with the RAB members.

ATTACHMENT G: Membership Of Resident Advisory Board

Andrew Jackson Gardens: Yvette Miles

Harrison Gardens: Lillie Dortch

Adams Gardens: Marie Bozzone

Christopher Columbus Gardens: Joe Dimone, Robert Davis III

Fox Hill Gardens: Eileen McInerny

ATTACHMENT H: Resident Membership On The PHA Governing Board (Board of Commissioners)

Jean Rodriguez, appointed by City Council, term expires May 3, 2012

Robert Davis, appointed by City Council, term expires May 3, 2011

ATTACHMENT I: Deconcentration Policy

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next section.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

Development Name	Number of Units	Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]	Deconcentration Policy (if no explanation) [see step 5 at 903.2(c)(1)(b)]
------------------	-----------------	--	---

DECONCENTRATION POLICY

It is the Housing Authority of the City of Hoboken's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting lists to reach other families with lower or high income. We will accomplish this in a uniform and non-discriminatory manner.

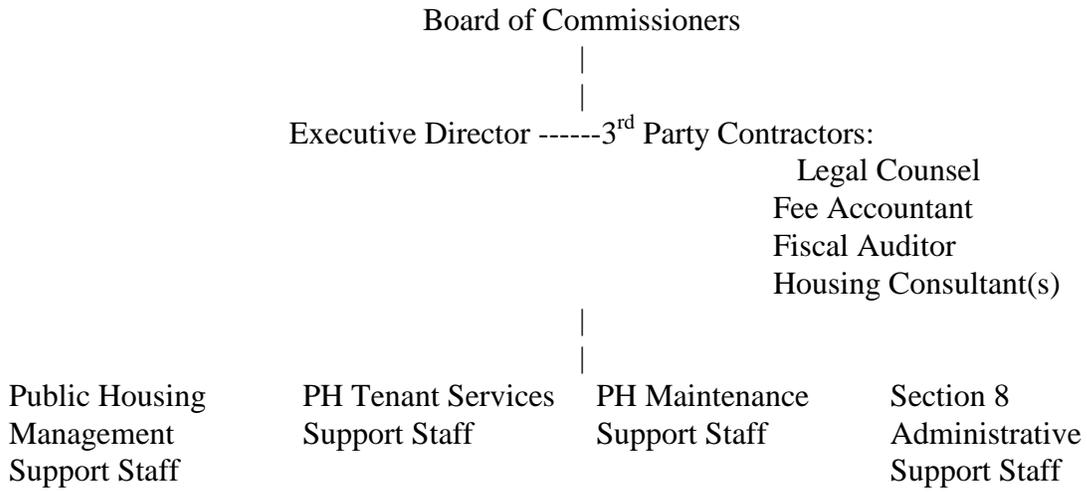
The Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income residents will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of families on the applicable waiting list(s). Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to be implemented.

DECONCENTRATION INCENTIVES

The Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

ATTACHMENT J: Organizational Chart



ATTACHMENT K: Consistency With Consolidated Plan

The Housing Authority of the City of Hoboken's Agency Plan is consistent with Hudson County's Consolidated Plan in that:

- A. The Authority has made efforts to attract potential landlords to participate in Section 8 Program in order to broaden the selection of housing options.
- B. The Authority seeks to maintain public housing vacancies at below one percent via effective maintenance and management policy in order to minimize the number of off-line units and maximize housing choices.
- C. The Authority seeks to continue extensive renovations to public housing sites in order to provide suitable housing to residents.

ATTACHMENT L: PHA Criteria for Amendments To Plan

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

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

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

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

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

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

ATTACHMENT M: Information on Pet Policy

In accordance with the HUD regulations pertaining to pets, the PHA has adopted a formal Pet Policy permitting public housing residents in general occupancy developments to own pets. As expressed in the said Pet Policy, pet ownership is subject to the following “reasonable requirements”:

- A. Limitations on the size of the pet and the number of pets permitted in a given unit
- B. Issuance of Pet Permit and payment of fee
- C. Procurement of Insurance policy for liability and property damage
- D. Registration of pet with municipality
- E. Posting of security deposit for damage done by pet to apartment
- F. Inspection of apartment, upon notice, to ensure compliance

ATTACHMENT N: Community Service Description of Implementation

Pursuant to Section 12(c) of the U.S. Housing Act of 1937, each adult resident of public housing must participate in eight (8) hours of community service and/or economic self-sufficiency activities per month, unless they meet the criteria for an exemption. In response to the implementation of Section 12(c) Housing Authority of the City of Hoboken has taken the following actions:

1. Developed and included under its Admissions and Continued Occupancy Policy a comprehensive community service requirement policy;
2. Identifies all adult family members who are apparently not exempt from the community service requirement and notifies them of their responsibility to perform community service;
3. Coordinates with social service agencies, local schools, and human resources officers in identifying and preparing a list of volunteer community service programs;
4. Advises eligible community service family members on same;
5. Assigns family members to a volunteer coordinator who assists the family members in identifying appropriate volunteer positions and in meeting their community service responsibilities;
6. Tracks the family member's progress monthly and meets with the family members as needed to encourage continued compliance with their community service requirements.

ATTACHMENT O: Public Housing Program Drug Elimination Program

NOTE: Funding for PHDEP activities is no longer available to the Housing Authority. The Authority is actively seeking an alternate funding source(s) for its Drug Elimination activities.

ATTACHMENT P: Most Recent Board Approved Operating Budget

See separate PDF file attachment: nj015p01.

ATTACHMENT Q: CFP Bond Leveraging Program Quarterly Progress Report

See separate PDF file attachment: nj015q01

MEMORANDUM

RE: HOUSING AUTHORITY OF THE CITY OF HOBOKEN

The Housing Authority of the City of Hoboken has prepared its Agency Plan in compliance with section 511 of the Quality Housing and Work Responsibility Act of 1998 and ensuing HUD requirements. In accordance with said requirements, the Authority conducted a public hearing in order to invite public discussion on the Agency Plan. The public hearing was held on June 17, 2008 and proper notice was given via publication of a legal advertisement in *The Jersey Journal*, a newspaper of general circulation in the Hoboken area at least 45 days prior to the public hearing date.

JUN. 10. 2008 1:24PM

HOUSING A G

NO. 2774 P. 23

Operating Budget

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

OMB Approval No. 2577-0028 (exp. 2/20/2011)

See page four for instructions and the Public reporting burden statement

a. Type of Submission [X] Original [] Revision No.:		b. Fiscal Year Ending SEPT. 30, 2009	c. No. of months [X] 12 mo.	d. Type of HUD assisted project(s)				
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) HOBOKEN HOUSING AUTHORITY		f. Address (city, State, zip code) 400 HARRISON AVENUE, HOBOKEN, NEW JERSEY		01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing	02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership	03 <input type="checkbox"/> PHA/IHA Leased Rental Housing	04 <input type="checkbox"/> PHA/IHA Owned Turnkey II Homeownership	
g. ACC Number NY-432		h. PASL/ODS Project No. NJ028-001		i. HUD Field Office NEWARK				
j. No. of Dwelling Units 1345		k. No. of Unit Months Available 16,140		l. No. of Projects 0				
Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2008 PUM (2)	Estimates or Actual Current Budget Yr. 2007 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Homebuyers Monthly Payments for:								
010	7710	Operating Expenses						
020	7712	Earned Home Payments Account						
030	7714	Nonroutine Maintenance Reserves						
040		Total Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or Deficit) in Break-Even Amount						
090	7790	Homebuyers Monthly Payments (Contra)						
Operating Receipts								
070	3110	Dwelling Rentals	\$289.87	\$293.12	\$323.50	\$8,221,290		
080	3120	Expense Utilities	\$1.11	\$1.00	\$10.47	\$169,000		
090	3190	Nondwelling Rentals	\$0.77	0.7	\$0.00	\$0		
100		Total Rental Income (sum of lines 070, 080, and 090)	\$290.76	\$294.82	\$333.97	\$8,390,290		
110	3610	Interest on General Fund Investments	\$8.00	\$4.13	\$1.24	\$20,010		
120	3690	Other Operating Receipts	\$2.58	\$2.25	\$19.16	\$212,790		
199		Total Operating Income (sum of lines 100, 110, and 120)	\$299.30	\$301.20	\$344.36	\$8,623,090		
Operating Expenditures - Administration:								
140	4110	Administrative Salaries	\$42.28	\$59.32	\$70.60	\$1,197,600		
150	4130	Legal Expense	\$4.18	\$5.01	\$5.61	\$68,200		
160	4140	Staff Training	\$0.64	\$0.58	\$0.90	\$14,550		
170	4180	Travel	\$1.50	\$2.84	\$0.72	\$11,640		
180	4170	Accounting Fees	\$2.69	\$4.19	\$3.61	\$66,200		
190	4171	Auditing Fees	\$0.93	\$1.00	\$1.49	\$23,040		
200	4190	Other Administrative Expenses	\$6.58	\$12.89	\$18.11	\$292,270		
210		Total Administrative Expense (sum of line 140 thru 200)	\$59.00	\$85.62	\$98.88	\$1,598,700		
Tenant Services:								
220	4210	Salaries	\$12.87	\$14.92	\$2.89	\$49,300		
230	4220	Recreation, Publications and Other Services	\$0.78	\$0.84	\$0.00	\$0		
240	4230	Contract Costs, Training and Other	\$0.45	\$0.50	\$3.10	\$50,000		
250		Total Tenant Service Expense (sum of lines 220, 230, 240)	\$14.90	\$15.98	\$9.99	\$99,300		
Utilities:								
260	4310	Water	\$19.68	\$19.19	\$57.62	\$930,000		
270	4320	Electricity	\$51.49	\$50.44	\$63.72	\$1,391,220		
280	4330	Gas	\$90.71	\$91.68	\$119.89	\$1,935,070		
290	4340	Fuel	\$0.00	\$8.80	\$81.70	\$985,840		
300	4350	Labor	\$0.00	\$0.00	\$10.76	\$173,720		
310	4390	Other utilities expense	\$0.00	\$2.08	\$1.55	\$28,000		
320		Total Utilities Expense (sum of line 260 thru line 310)	\$102.18	\$112.17	\$335.24	\$5,410,860		

Facsimile form

HUD-82984 (3/99)

ref. Handbook 7478.1

JUN. 10. 2008 1:24PM HOUSING A G

NO. 2774 P. 24

Name of PHA / HA HOBOKEN HOUSING AUTHORITY			Fiscal Year Ending SEPTEMBER 30, 2008					
Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2006 PUM (2)	X Estimates or Actual Current Yr. 2007 PUM (3)	Requested Budget Estimates			
					PHA/HA Estimates	HUD Modifications		
					PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Ordinary Maintenance and Operations								
330	4410	Labor	\$83.72	\$84.70	\$86.07	\$1,388,680		
340	4420	Materials	\$16.98	\$25.05	\$24.78	\$400,000		
350	4430	Contract Costs	\$29.92	\$31.90	\$47.99	\$760,000		
360		Total Ordinary Maintenance & Operation Expense (lines 330 to 360)	\$130.62	\$141.65	\$158.84	\$2,548,680		
Protective Services:								
370	3110	Labor	\$0.00	\$0.00	\$0.00	\$0		
380	3120	Materials	\$0.00	\$0.00	\$0.00	\$0		
390	3130	Contract Costs	\$53.40	\$53.40	\$12.30	\$200,000		
400		Total Protective Services Expense (sum of lines 370 to 390)	\$53.40	\$53.40	\$12.30	\$200,000		
General Expenses:								
410	4510	Insurance	\$18.70	\$28.22	\$38.88	\$640,000		
420	4520	Payments in Lieu of Taxes	\$0.00	\$0.00	\$0.00	\$0		
430	4530	Terminal Leave Payments	\$1.28	\$0.00	\$0.00	\$0		
440	4540	Employee Benefit Contributions	\$66.26	\$83.85	\$103.33	\$1,667,720		
450	4570	Collection Losses	\$0.20	\$0.07	\$4.86	\$75,000		
460	4580	Other General Expense	\$0.00	\$0.00	\$0.00	\$0		
470		Total General Expense (sum of lines 410 to 460)	\$86.47	\$109.77	\$147.83	\$2,382,720		
480		Total Routine Expense (sum of lines 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470)	\$426.87	\$558.57	\$758.17	\$12,236,860		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings						
500		Total Operating Expense (sum of lines 480 and 490)						
Nonroutine Expenditures:								
510	4810	Extraordinary Maintenance	\$12.47	\$14.20	\$0.00	\$0		
520	7820	Replacement of Nonexpendable Equipment	\$7.35	\$10.48	\$4.34	\$70,000		
530	7540	Property Betterments and Additions	\$0.00	\$0.00	\$0.00	\$0		
540		Total Nonroutine Expenditures (sum of lines 510, 520, and 530)	\$19.82	\$24.68	\$4.34	\$70,000		
550		Total Operating Expenditures (sum of lines 500 and 540)	\$446.39	\$583.25	\$762.51	\$12,306,860		
Prior Year Adjustments:								
560	8010	Prior Year Adjustments Affecting Residual Receipts	(\$5.14)	\$0.00	\$0.00	\$0		
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Year						
580		Total Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus 570)	\$441.25	\$583.25	\$762.51	\$12,306,860		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 150 minus line 580)	(\$143.95)	(\$239.05)	(\$414.12)	(\$0,003,839)		
HUD Contributions:								
600	8010	Base Annual Contribution Earned - Leased Projects Current Yr						
610	8011	Prior Year Adjustments - (Debit) Credit						
620		Total Base Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contributions Earned - Op. Svcs - Cur. Yr. (before year-end adj)				\$488.78	\$8,088,881	
640		Mandatory PPS Adjustments (net)				(\$64.97)	(\$1,371,889)	
650		Other (specify):						
660		Other (specify):						
670		Total Year-end Adjustments/Other (plus or minus 640-660)	\$0.00	\$0.00	(\$64.97)	(\$1,371,889)		
680	8020	Total Operating Expenditures - current year (630 plus or minus 670)	\$211.82	\$207.84	\$414.02	\$8,885,345		
690		Total HUD Contributions (sum of lines 620 and 680)	\$211.82	\$207.84	\$414.02	\$8,885,345		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) (Enter here and on line 810)	\$87.87	(\$24.41)	\$0.70	\$11,715		

JUN. 10. 2008 1:25PM

HOUSING A G

NO. 2774 P. 25

Name of PHA / IHA HOBOKEN HOUSING AUTHORITY		Fiscal Year Ending SEPT. 30, 2008	
		Operating Reserve	PHA/IHA Estimates
		Part I - Maximum Operating Reserve - End of Current Budget Year	
740	2821	PHA / IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	56,118,330

Part II - Provision for and Estimated or Actual Operating Reserve at FY End			
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date):	SEPTEMBER 30, 2006
			5916,365
790		Provision for Operating Reserve - Current Budget Year (check one)	
	<input checked="" type="checkbox"/>	Estimated for FYE	SEPTEMBER 30, 2007
	<input type="checkbox"/>	Actual for FYE	SEPTEMBER 30, 2007
			845,508
800		Operating Reserve at End of Current Budget Year (check one)	
	<input checked="" type="checkbox"/>	Estimated for FYE	SEPTEMBER 30, 2007
	<input type="checkbox"/>	Actual for FYE	SEPTEMBER 30, 2007
			5981,904
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE	SEPT. 30, 2008
		Enter Amount from Line 700	\$11,713
820		Operating Reserve at End of Requested Budget Year Estimated for FYE	SEPT. 30, 2008
		(Sum of lines 800 and 810)	3973,619
830		Cash Reserve Requirement	0% % of line 480
			\$0

Comments

PHA / IHA Approval

Name _____

Title _____

Signature _____

Date _____

Field Office Approval

Name _____

Title _____

Signature _____

Date _____

facsimile form

HUD-52564 (5/06)
ref. Handbook 7475.1

JUN. 10. 2008 1:25PM

HOUSING A G

NO. 2774 P. 26

		Operating Fund Project Number:	
		AMP: NOBOKEN HOUSING AUTHORITY NJ016-0016D	
Calculations Based on Unit Months:			
14	Limited vacancies		0
15	Total Unit Months	16,140	16,140
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)		1,345
Special Provision for Calculation of Utilities Expense Level:			
17	Unit months for which actual consumption is included on Line 01 of form HUD- 52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the		0
Section 3			
Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	\$404.77	414.87
02	Inflation factor	1.02500	1.075
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$414.89	428.0
04	PEL (Part A, Line 03 times Section 2, Line 15, column B)	\$6,696,326	6,845,643
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$274.91	379.46
06	UEL (Part A, Line 05 times Section 2, Line 15, column B)	\$4,437,047	5,236,789
Add-Ons			
07	Self-sufficiency	\$0	
08	Energy loan amortization	\$0	
09	Payment in lieu of taxes (PILOT)	\$64,760	
10	Cost of independent audit	\$21,362	12,000
11	Funding for resident participation activities	\$33,625	
12	Asset management fee	\$64,560	
13	Information technology fee	\$32,280	
14	Asset repositioning fee	\$0	
15	Costs attributable to changes in federal law, regulation, or economy	\$0	
16	Total Add-Ons (Sum of Part A, Lines 07 through 16)	\$206,687	14,245
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$11,339,959	12,245,211
Part B. Formula Income			
01	PUM formula income	\$299.98	27.51
02	PUM change in utility allowances	\$0.00	
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$256.36	
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, column B)	\$4,137,650	4,137,211
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)	\$0	
02	Transition funding	\$0	
03	Other	\$0	
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0	
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$7,202,309	8,066,628
02	Cost of independent audit (same as Part A, Line 10)	\$21,362	11,536
03	Formula amount (greater of Part D, Lines 01 or 02)	\$7,202,309	8,066,628
Part E. Calculation of Operating Subsidy (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		6,695,945
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03)		
Appropriation symbol(s):			

JUN. 10. 2008 1:25PM HOUSING A G

NO. 2774 P. 27

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in federal law or regulation and other eligibility			
01	FICA contributions <i>SEE ATTACHED</i>	\$140,617	
02	Unemployment compensation <i>SEE ATTACHED</i>	\$17,689	
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation:		
	Occupied Units (Part B, Line 02)	1,348	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident participation (Sum of Part D, Lines 09 thru 11)	1,348	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	\$33,625	
14	Other approved funding, not listed (Specify in Section 3)	\$0	
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	\$181,841	
Part E. Calculation of Operating Subsidy Eligibility Before Year-End Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	\$6,815,836	
02	Actual cost of Independent Audit (IA)	\$23,038	
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	\$8,086,681	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years	\$0	
02	Additional subject fiscal year operating subsidy eligibility (specify)	\$0	
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year	\$0	
04	HUD discretionary adjustments	\$0	
05	Other (specify)	\$0	
06	Other (specify)	\$0	
07	Unfunded portion due to proration	(\$1,371,336)	
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	(\$1,371,336)	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	\$6,685,345	
HUD Lines Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal yr (sum of Part F, Lines 06 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-62564, for the subject fiscal year) Appropriation symbol(s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	()	()
03	Total additional amount due HUD (Include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)	\$0	

JUN. 10. 2008 1:25PM

HOUSING A G

NO. 2774 P. 28

Operating Budget
Schedule of Administration
Expenses Other Than Salary

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

OMB Approval No. 2577-0085 (Rev. 09/2001)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 404 of the Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Name of Housing Authority:		Locality:		Fiscal Year End:		
HOBOKEN HOUSING AUTHORITY		HOBOKEN, NEW JERSEY		SEPTEMBER 30, 2008		
(1)	(2)	(3)	(4)	(5)	(6)	
Description	Total	Management	Capital	Section 8	Other	
1 Legal Expense (see Special Note in Instructions)	\$90,000	\$90,200	\$0	\$0	\$1,800	
2 Training (list and provide justification)	\$15,000	\$14,550	\$0	\$0	\$450	
3 Travel						
Trips to Conventions and Meetings (list and provide just.)	\$10,000	\$9,700	\$0	\$0	\$300	
4 Other Travel:						
Outside Area of Jurisdiction	\$1,000	\$970	\$0	\$0	\$30	
5 Within Area of Jurisdiction	\$1,000	\$870	\$0	\$0	\$30	
6 Total Travel	\$12,000	\$11,640	\$0	\$0	\$360	
7 Accounting	\$60,000	\$59,200	\$0	\$0	\$1,800	
8 Auditing	\$23,750	\$23,036	\$0	\$0	\$714	
9 Sundry						
Rental of Office Space	\$0	\$0	\$0	\$0	\$0	
10 Publications	\$3,000	\$2,910	\$0	\$0	\$90	
11 Membership Dues and Fees (list orgn. and amount)	\$3,000	\$2,910	\$0	\$0	\$90	
12 Telephone, Fax, Electronic Communications	\$80,000	\$79,200	\$0	\$0	\$1,800	
13 Collection Agent Fees and Court Costs	\$10,000	\$10,000	\$0	\$0	\$0	
14 Administrative Services Contracts (list and provide just.)	\$72,000	\$0	\$90,000	\$0	\$12,000	
15 Forms, Stationery and Office Supplies	\$80,000	\$48,500	\$0	\$0	\$1,500	
16 Other Sundry Expense (provide breakdown)	\$178,000	\$169,750	\$0	\$0	\$8,250	
17 Total Sundry	\$373,000	\$292,270	\$90,000	\$0	\$20,730	
18 Total Administration Expense Other Than Salaries	\$543,750	\$487,896	\$90,000	\$0	\$25,862	
PERCENTAGE OF EXPENSES TO BE CHARGED TO MANAGEMENT:		97.00%				

MGMT. CONTRACT- \$ 60,000

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
 (16 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of authorized representative and Date:

OMB Approval No. 2597-9008 (exp. 03/1/2011)

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

Calculation of Allowable Utilities Expense Level

HIA-Owned Rental-Housing Operating Fund

Public Housing Agency		Operating Fund Project Number		Fiscal Year Ending		Type of Substitution		Revision No. ()	
ROCKEN HOUSING AUTHORITY		NY-432		SEPTEMBER 30, 2008		Original			
Line No.	Description	Unit Months Available	Swearing's and Water Consumption	Electricity Consumption	Gas Consumption	SEWER	Fuel (includes oil, coal, wood)	Energy Performance Contract	Utility Rate Incentive
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.	16,140	167,915	10,639,554	1,157,668	120,340,000			
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	16,140	167,915	10,639,554	1,157,668	169,517,864			
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year.	16,140	167,915	10,639,554	1,157,668	189,762,202			
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	48,420	503,745	31,918,662	3,473,004	450,620,066			
05	Estimated Unit Months available for old projects for Requested Budget Year.	16,140							
06	Reduced Unit months available for old projects (line 04 divided by line 05 of column 2).	3							
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 05).	16,140	167,915	10,639,654	1,157,668	153,206,865			
08	Estimated UMA and consumption for new projects.								
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08).	16,140	167,915	10,639,654	1,157,668	153,206,865			
10	Estimated cost of consumption for old for Requested Budget Year (line 10 line 09).	Costs	\$630,000	\$1,351,223	\$1,335,070	\$895,844	\$25,000		
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	\$5,237,137	\$3,696,000	\$8,127,000	\$1,463,100	\$8,096,900			
12	Est. UMA cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (line 11 divided by line 05, col. 2).								
13	Rate		PER MIL. GALS.	SCWH	MOCUFL	PER MIL. GALLONS	\$		
14	Unit of Consumption								

JUN. 10. 2008 1:26PM

HOUSING G

NO. 2774 P. 33

NO INCLUDING AUTHORITY EMPLOYEE IS SERVING IN A VARIETY OF POSITIONS WHICH EXCEED 10% OF HER/HIS TIME	Date
Supervisory Director or Designated Officer	

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08/23/2011 BY 60322 UCBAW/STP/STP

FOIA(b) (7)(C) - Exemption from disclosure of personal information

JUN. 10. 2008 1:26PM

HOUSING A G

NO. 2774 P. 34

Operating Budget Summary of Budget Data and Justifications

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

OMB Approval No. 2577-0047 Exp. 07/01/2010

Public reporting burden for this collection of information is estimated to average 48 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 6004 of the Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. The information does not lend itself to confidentiality.

Name of Local Housing Authority	Locality	Fiscal Year Ending:
HOBOKEN HOUSING AUTHORITY	HOBOKEN, NEW JERSEY	SEPT. 30, 2008

Operating Receipts

Dwelling Rental: Explain basis for estimate. For HUD-aided low-rent housing, other than Section 23 Leased housing, state amount or latest available total HA monthly rent roll, the number the number of dwelling units available for occupancy and the number accepted for the same month and. Cite HA policy revisions and economic and other factors which may result in a greater or lesser average monthly rent roll during the Requested Budget Year. For Section 23 Leased housing, state the number of units under lease, the PUM lease price, and whether or not the cost of utilities is included. If not included, explain method for payment at utility costs by HA and/or tenant.

Monthly Rent Roll as of: 10/1/ 2007 equals 411,863 divided by 1,272 occupied units = \$323.79 Avg. Monthly Dwelling Rental (AMDR)

times 1.03 Change Factor, X 97% Occupancy Rate, equals \$ 323.5 times 16,140 Unit Months Available

equals \$5,221,290

NOTE: HUD eliminates the Change Factor from time to time. We currently default this to 1.03, per instructions for FY2001, but check with your Field Office each year.

Excess Utilities: (NOT for Section 23 Leased housing.) Check appropriate spaces in Item 1, and explain "Other". Under Item 2, explain basis for determining excess utility consumption. For example: Gas; individual check meters at OH-100-1, provision of excess over allowances at OH-100-2, etc. Cite effective date of present utility allowances, explain anticipated changes in allowances or other factors which will cause a significant change in the total amount of excess utility charges during the Requested Budget Year.

1. Utility Services Burcharged: Gas [] Electricity [X] Other [] (Specify) _____
2. Comments:

Excess Utility Income estimated in the amount of: \$169,000

Non-dwelling rent: (NOT for Section 23 Leased housing.) Complete Item 1, specifying each space rented, to whom, and the rental terms. For example, Community Building Space - Nursery School - \$50 per month, etc. Cite changes anticipated during the Requested Budget Year affecting estimated Non-dwelling Rental Income.

1.	Specs Rented	To Whom	Rental Terms
	APTS	MAINTENANCE STAFF	

2. Comments

Non-dwelling Rent estimated in the amount of: \$0

JUN. 10. 2008 1:26PM

HOUSING A G

NO. 2774 P. 35

Interest on General Fund Investments: State the amount of present General Fund investment and the percentage of the General Fund it represents. Explain circumstances such as increased or decreased operating reserves, dwelling rent, operating expenditures, etc., which will affect estimated average monthly total investments in the Requested Budget Year. Explain basis for distribution of interest income between housing programs.

Estimated Cash Avail. for Investment of	\$500,000	times	Estimated Average T-Bill Rate of	4.00%
	equals	\$20,000	which is	\$1.24 PUM times
				16,140 Unit Months Available
	equals	\$20,010		

Other Comments on Estimates of Oper. Receipts: Give comments on all other significant sources of income which will present a clear understanding of the HA's prospective Operating Receipts situation during the Requested Budget Year. For Section 23 Leased housing explain basis for estimate of utility charges to tenants.

	<u>Gross Amt.</u>			<u>Net Amt.</u>
Sales and Services to Residents of:	\$0	minus pass-throughs of:	\$0 equals	\$0
Cable TV in the amount of :	\$0	minus pass-throughs of:	\$0 equals	\$0
Laundry & Vending in the amount of:	\$40,000	N/A, as long as Notice PIH 06-24 in effect	equals	\$30,000
Late Charges in the amount of:	\$30,000	N/A, as long as Notice PIH 06-24 in effect	equals	\$40,000
CGP OPERATIONS	\$142,730	(CARRIED OVER)	equals	\$142,730
	\$0			0
	<u>\$212,730</u>			<u>\$212,730</u>
			PUM equals	<u>\$13.18</u>

Operating Expenditures

Summary of Staffing and Salary Data

Complete the summary below on the basis of information shown on form HUD-52566, Schedule of All Positions and Salaries, as follows:

Column (1) Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566.
 Column (2) Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "A-NT" positions allocable to mgmt. at the rate of 80%, 70%, and 50% respectively. Thus, the equivalent full-time positions is two. $(8/10 + 7/10 + 5/10)$.
 Column (3) Enter the portion of total salary expense shown in Column (5) or (6), form HUD-52566, allocable to HUD-aided housing in management, other than Section 23 Leased housing.
 Column (4) Enter the portion of total salary expense shown in Column (5) or (10), form HUD-52566, allocable to Section 23 Leased housing in management.
 Column (5) Enter the portion of total salary expense shown in Column (6) or (7), form HUD-52566, allocable to Modernization programs (Comprehensive Improvement Assistance Program or Comprehensive Grant Program).
 Column (6) Enter the portion of total salary expense shown in Column (5) or (8), form HUD-52566, allocable to Section 8 programs.

Note: The number of equivalent full-time positions and the amount of salary expense for all positions designated "M" on form HUD-52566 must be equitably distributed to account lines Ordinary Maintenance and Operation—Labor, Extraordinary Maintenance Work Projects, and Betterments and Additions Work Projects.

Account Line	Total Number of Positions (1)	Equivalent Full-Time Positions (2)	HUD-Aided Management Program Salary Expense			
			Management (3)	Section 23 Leased Hsg. (4)	Modernization Programs (5)	Section 8 Program (6)
Administration—Nontechnical Salaries (1)	0	0.00	\$0		\$0	\$94,960
Administration—Technical Salaries (1)						
Ordinary Maintenance and Operation—Labor (1)	0	0.00	\$0			
Utilities—Labor (1)			\$173,720			
Other (Specify) (Tenant Services, Legal, etc.) (1)	0	0.00	\$0			
Extraordinary Maintenance Work Projects (2)						
Betterments and Additions Work Projects (2)						

1 Carry forward to the appropriate line on HUD-52564, the amount of salary expense shown in Column (3) on the corresponding line above. Carry forward to the appropriate line on HUD-52564 (Section 23 Leased Housing Budget) the amount of salary expense shown in Column (4) on the corresponding line above.
 2 The amount of salary expense distributed to Extraordinary Maintenance Work Projects and to Betterments and Additions Work Projects is to be included in the cost of each individual project to be performed by the HA Staff, as shown on HUD-52567.

facsimile form HUD-52573 (3/95)
ref. Handbook 7475.1

JUN. 10. 2008 1:26PM

HOUSING A G

NO. 2774 P. 36

Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed staffing changes or present justification for such changes. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification and pertinent comparability information. Cite effective date for current approved wage rates (from HUD-82159) and justify all deviations from these rates.

686 HUD 62566

Travel, Publications, Membership Dues and Fees, Telephone and Telegraph and Laundry. In addition to "Justification for Travel to Conventions and Meetings" shown on form HUD-62571, give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for these accounts in the Current Budget Year. Explain basis for allocation of each element of these expenses.

Refer to HUD-62571 (Administrative Expenses Other Than Salaries)

Utilities: Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for each utility service in the Current Budget Year. Describe and state estimated cost of each element of "Other Utilities Expense".

Refer to HUD-62722A (Calculation of Allowable Utilities Expense Level)

Ordinary Maintenance and Operation - Materials: Give an explanation of substantial Requested Budget Year estimated PUM increases over the PUM rate of expenditures for materials in the Current Budget Year.

Materials Estimated at \$400,000

Ordinary Maintenance and Operation - Contract Costs: List each ordinary maintenance and operation service contracted for and give the estimated cost for each. Cite and justify new contract services proposed for the Requested Budget Year. Explain substantial Requested Budget Year increases over the PUM rate of expenditures for Contract Services in the Current Budget Year. If LHA has contract for maintenance of elevator cabs, give contract cost per cab.

FIRE SAFETY/SECURITY MONITORING	\$85,000	Elevator Service/Repairs	\$210,000
Pest Control	\$30,000	OFFICE/COMPUTER EQPT. MAINTENANCE	\$40,000
Fire Extinguisher Inspections	\$10,000	VEHICLE MAINTENANCE	\$50,000
PAINTING	\$60,000	UNIFORM MAINTENANCE	\$15,000
COMPACTOR MAINTENANCE	\$30,000		
Garbage Pickup	\$80,000	TOTAL CONTRACTS:	\$760,000
SMOKE DETECTOR MAINT./REPLACEMENT	\$20,000		
MASONRY REPAIRS	\$50,000		
WINDOW REPLACEMENT	\$10,000		
FLOOR MAINTENANCE	\$10,000		
CHUTE CLEANING	\$10,000		
LANDSCAPING	\$80,000		

Reprints from HUD-62875 (5/96)
ref. Handbook 7475.1

JUN. 10. 2008 1:27PM

HOUSING A G

NO. 2774 P. 37

Insurance Give an explanation of substantial Requested Budget Year estimated increases in the PUM rate of expenditures for insurance over the Current Budget Year. Cite changes in coverage, premium rates, etc.

	PHA MGMT.	VOUCHER	TOTAL
ALL LINES COVERAGE	\$600,000	15,000	615,000
FLOOD INSURANCE	\$40,000		40,000
	\$0		
	\$0		
	\$0		
	\$0		
	\$0		
TOTAL INSURANCE:	\$640,000	15,000	655,000

Employee Benefit Contributions List all Employee Benefit plans participated in. Give justification for all plans to be instituted in the Requested Budget Year for which prior HUD concurrence has not been given.

FICA:	7.65% X Total Payroll of	\$2,836,880	equals:	\$224,670 per year
Hospitalization:			equals:	\$1,240,000 per year
Retirement:	5.30% X Total Payroll of	\$2,536,860	equals:	\$161,627 per year
Unemployment:	1.00% times last	\$28,900 /person \$	2,182,000 equals	\$21,520 per year
TOTAL BENEFITS:				\$1,667,717

Collection Losses: State the number of tenants accounts receivable to be written off and the number and total amount of all accounts receivable for both present and vacated tenants as of the month in which the estimate was computed.

Estimated at: \$75,000 for the Requested Budget Year.

General in my Maintenance, Rep. Incentive, and Betterments and Additions: Cite prior HUD approval or give justification for each nonrouting work project included in the Requested Budget and for those for future years which make up the estimate on form HUD-5257D. Justifying information incorporated on or attached to form HUD-52567 need not be repeated here.

See HUD 52567 (Schedule of Nonrouting Expenditures)

Contracts: List all contracts, other than those listed on page 3 of this form under Ordinary Maintenance & Operation (OMO). Cite the name of the contractor, type of contract, cost of contract, and contract period. Justification must be provided for all contract services proposed for the Requested Budget Year (RBY). Explain substantial RBY increases over the PUM rate of expenditure for these contracts in the Current Budget Year.

N/A

HOBOKEN HOUSING AUTHORITY

QUARTERLY LEVERAGING PROGRESS REPORT

QUARTER ENDED March 31, 2008

CAPITAL PROJECT	PROJECT COST ESTIMATE (BUDGET)	REVISIONS	FUNDS OBLIGATED	FUNDS EXPENDED	SCHEDULE DATE OF COMPLETION	EXPLANATION OF DELAYS
A & E Fees	\$562,160	\$0	\$562,160	\$270,589		
Boiler and Mechanical Room	\$69,521	\$0	\$69,521	\$69,521		
Mechanical Upgrades	\$2,065,741		\$2,065,741	\$2,278,850		
New Mailbox Structure	\$222,909		\$222,909	\$222,909		
Beakwell Court and Playground	\$654,317		\$654,317	\$692,016		
Interior Entrance Improvement	\$2,732,942		\$2,732,942	2,818,266		
Balcony Repair	\$369,000	\$0	\$369,000	\$369,000		
Mechanical Gates	\$22,995	\$0	\$22,995	\$22,995		
Window Replacements	\$1,573,272		\$1,573,272	\$1,577,982		
Landscaping Work	\$120,494		\$120,494	\$0		
Revamp Family Housing	\$1,113,000		\$1,113,000	\$1,113,000		
Apartment Ceiling Renovations	\$87,800		\$87,800	\$87,200		
Family Apartment Renovations	\$80,000		\$80,000	\$80,000		
Senior Apartment Ceiling	\$686,000		\$686,000	\$821,187		
New Sidewalk and Retaining Wall	\$474,150		\$474,150	\$334,289		
Site Improvement	\$247,400		\$247,400	\$212,096		
US Laboratories	\$881		\$881	\$881		
Community Building	\$407,000	\$0	\$407,000	\$381,368		
TOTAL	\$11,478,592	\$0	\$11,478,592	\$11,114,057		

PREPARED BY:



DATE PREPARED: 5/15/08

