

PHA Plans
Streamlined Annual
Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined Annual PHA Plan
for Fiscal Year: 2008

HARRISON HOUSING AUTHORITY

Harrison, NJ

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Harrison Housing Authority

PHA Number: NJ016

PHA Fiscal Year Beginning: 04/2008

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units: 268

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

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

PHA Plan Contact Information:

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TDD:

Email (if available): mrodgers@harrisonhousing.com

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library PHA website Other (list below)

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

Main business office of the PHA PHA development management offices

Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

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 2. *Board Resolution to Accompany the Streamlined Annual Plan*

 3. HUD-50071, *Certification of Payments to Influence Federal Transactions*

 4. Form SF-LLL, *Disclosure of Lobbying Activities*

SUPPORTING DOCUMENTS

- 2. Harrison Housing Authority Dwelling Lease
- 3. Harrison Housing Authority Admissions and Occupancy Policy
- 4. Harrison Housing Authority Grievance Procedure
- 5. Harrison Housing Authority Pet Policy
- 6. Harrison Housing Authority Personnel Policies and Procedures Manual
- 7. Harrison Housing Authority Employee Handbook
- 8. Miscellaneous Supporting Documents

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
- 2. Capital Improvement Needs
- 3. Section 8(y) Homeownership
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

The following forms are included under **Section 9 (of this Plan), Attachments:**

- HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations**
- HUD-50071, Certification of Payments to Influence Federal Transactions**
- Form SF-LLL, Disclosure of Lobbying Activities**
- Board Resolution to Accompany the Streamlined Annual Plan**

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

NO

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component. **N/A**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

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

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

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

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

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

Under **Program Year 3 Action Plan Executive Summary** we read:

....This 2005-2009 Consolidated Plan identifies three basic goals against which HUD will evaluate the Consolidated Plan and the local jurisdictions performance. Each of these goals must benefit primarily low and moderate income persons.

These goals are:

- *Provide decent housing,*
- *Provide suitable living environment,*
- *Provide expanded economic opportunities.*

There are several areas of specific need which emerge from the analyses of the community, its needs, as well as market conditions. These needs translated into tangible objectives are:

- *Stabilization and improvement of neighborhoods,*
- *Maintenance and improvement of the existing housing stock,.....*
- *Continued support for provision of services to those individuals and groups with special needs such as the elderly and disabled,.....*
- *Implementation of Economic Development Initiatives in support of and in coordination with county and state programs and entities.....*

Through various programs and capital improvements the HHA has implemented and undertaken during the last three years we continue to meet these goals.

The HHA has awarded Capital Improvement contracts this year FYE 3/31/08 in the amount of \$564,000. These improvements include the following:

- Cycle painting on all 268 units in the Authority
- Site improvements in Harrison Gardens including a heated gazebo at the Senior Citizens on site bus stop

Capital improvements scheduled during FYE 3/31/09 include:

- New kitchen cabinets in all units
- Additional site improvements including landscaping, roof repair and porch repair

During the last three years the Authority has taken the following measures to improve site security:

- Installation of a CCTV system
- Given CCTV system access to local law enforcement by providing them with a laptop and software
- Instituted a Defiant Trespass List to ban individuals who have committed crimes on site or pose a threat to tenants' health, safety and/or peaceful enjoyment of the Authority premises
- The Authority provides an on site apartment to a local Police Officer at a reduced rent. The Officer lives on site, parks his Police Patrol car on site many nights thereby providing high visibility. The Officer is also one of the local school district DARE Officers.
- The Authority pays the Harrison Police Department to provide additional foot patrols for four hours a night from May 1 through October 31.
- The Authority has purchased a Segway to be used by the foot patrols thereby providing higher visibility and allowing the Officer to cover more area.

The Authority's continues its **Defiant Trespasser List** program as a means to limit the presence of known drug dealers and other undesirable persons on Authority property.

Through diligent screening and investigation the Authority has successful prevented occupancy by domestic violence perpetrators. Perpetrators are put on the Authority **Defiant Trespass List** thereby protecting and assisting victims of domestic violence, dating violence, sexual assault and stalking. (*See Section XI.5.A & B and Section XV.1.II of the Admissions & Occupancy Policy*). The Authority has also distributed brochures to all tenants on the Violence Against Women Act that meet the requirements of the Act.

The steps taken to improve site security have resulted in the HHA being able to proudly report to the New Jersey Department of Community Affairs in its Annual Public Housing Crime Report the following statistics:

- **Violent Crimes 0**
- **Narcotics Crimes 0**

These statistics are virtually unheard of in public housing.

The HHA is also working with the Hudson County Child Abuse Prevention Center in establishing a Family Success Center in the West Hudson Area. Several meetings have been held at the HHA with the Advisory Group which includes the HHA Executive Director and several Authority residents. The HHA Board of Commissioners approved a motion to use the HHA as the site for the Family Success Center. At the time of this report several sites were still under evaluation.

The HHA also works with the Hudson County School of Technology and Career Development Center to help place unemployed Authority tenants through job fairs and recruitment initiatives by local business.

The Harrison Housing Authority has continued to maintain its designation as a high performing agency by HUD. Basis the evaluation modules of the PHAS (Management, Tenant Satisfaction, Financial, Physical Survey), having achieved the high performer designation serves to confirm the HHA meets the Consolidated Plan goals of providing decent housing and a suitable living environment.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

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

List of Supporting Documents Available for Review

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

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HARRISON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NJ39P01650108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	60,000.00	-0-	-0-	-0-
4	1410 Administration	30,000.00	-0-	-0-	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00	-0-	-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	60,000.00	-0-	-0-	-0-
10	1460 Dwelling Structures	502,564.00	-0-	-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	20,000.00	-0-	-0-	-0-
12	1470 Nondwelling Structures	10,000.00	-0-	-0-	-0-
13	1475 Nondwelling Equipment	20,000.00	-0-	-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	727,564.00	-0-	-0-	-0-
22	Amount of line 21 Related to LBP Activities	-0-	-0-	-0-	-0-
23	Amount of line 21 Related to Section 504 compliance	-0-	-0-	-0-	-0-
24	Amount of line 21 Related to Security – Soft Costs	-0-	-0-	-0-	-0-
25	Amount of line 21 Related to Security – Hard Costs	-0-	-0-	-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: HARRISON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P01650108 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
				Original	Revised	Funds Obligated	Funds Expended	
NJO16-01	Physical Improvements							
Harrison Gardens	Ranges & Refrigerators	1465		10,000	-0-	-0-	-0-	
	Site Improvements	1450		30,000	-0-	-0-	-0-	
	Replace Kitchens	1460		362,564	-0-	-0-	-0-	
NJO16-02	Physical Improvements							
Kingsland Court	Ranges, Refrigerators and Air Conditioners	1465		10,000	-0-	-0-	-0-	
	Purchase Maintenance Equipment	1475		15,000	-0-	-0-	-0-	
	Replace Kitchens	1460		140,000	-0-	-0-	-0-	
	Nondwelling Structures	1470		10,000	-0-	-0-	-0-	
	Site Improvements	1450		30,000	-0-	-0-	-0-	
HA-WIDE	Management Improvements							
	Office Equipment & Computers	1475		5,000	-0-	-0-	-0-	
	Purchase Software	1408		2,000	-0-	-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: HARRISON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P01650108 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
				Original	Revised	Funds Obligated	Funds Expended	
	Summer Youth Programs	1408		25,000	-0-	-0-	-0-	
	Additional Police Patrols	1408		30,000	-0-	-0-	-0-	
	State Mandated Board Training	1408		3,000	-0-	-0-	-0-	
	Administration	1410		30,000	-0-	-0-	-0-	
	Fees & Costs	1430		25,000	-0-	-0-	-0-	
	GRAND TOTAL			727,564	-0-	-0-	-0-	

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

PHA Name: HARRISON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ39P01650108 Replacement Housing Factor No:					Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ016-01							The Harrison Housing Authority will obligate all funds within 18 months of their availability in the LOOCS System and expend all such funds within 36 months of such availability.
Ranges & Refrigerators	12/31/08			6/30/09			
Replace Kitchens	12/31/08			12/31/09			
Site Improvements	12/31/08			6/30/09			
NJ016-02							
Ranges & Refrigerators	12/31/08			6/30/09			
Replace Kitchens	6/30/09			12/31/09			
Purchase Maintenance Equipment	12/31/08			6/30/09			
Nondwelling Structures	12/31/08			6/30/09			
Site Improvements	12/31/08			6/30/09			

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

PHA Name: HARRISON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ39P01650108 Replacement Housing Factor No:					Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-WIDE								
Office Equipment & Computers	12/31/08			6/30/09				
Purchase Software	12/31/08			6/30/09				
Summer Youth Prog.	12/31/08			6/30/09				
Police Patrols	12/31/08			6/30/09				
Training	12/31/08			6/30/09				
Administration	12/31/08			6/30/09				
Fees & Costs	12/31/08			6/30/09				

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

PHA Name: HARRISON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NJ39P01650107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	60,000.00	-0-	-0-	-0-
4	1410 Administration	30,000.00	-0-	-0-	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00	-0-	-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	350,000.00	-0-	350,000.00	-0-
10	1460 Dwelling Structures	212,564.00	-0-	-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	20,000.00	-0-	-0-	-0-
12	1470 Nondwelling Structures	10,000.00	-0-	-0-	-0-
13	1475 Nondwelling Equipment	20,000.00	-0-	-0-	-0-
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				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	727,564.00	-0-	350,000.00	-0-
22	Amount of line 21 Related to LBP Activities	-0-	-0-	-0-	-0-
23	Amount of line 21 Related to Section 504 compliance	-0-	-0-	-0-	-0-
24	Amount of line 21 Related to Security – Soft Costs	-0-	-0-	-0-	-0-
25	Amount of Line 21 Related to Security – Hard Costs	-0-	-0-	-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: HARRISON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P01650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJO16-01	Physical Improvements							
Harrison Gardens	Ranges & Refrigerators	1465		10,000	-0-	-0-	-0-	
	Building 1 Site Improve.	1450		350,000	-0-	350,000	-0-	
	Rehab Entrances	1460		162,564	-0-	-0-	-0-	
NJO16-02	Physical Improvements							
KINGSLAND COURT	Ranges, Refrigerators And Air Conditioners	1465		10,000	-0-	-0-	-0-	
	Purchase Maintenance Equipment	1475		15,000	-0-	-0-	-0-	
	Rehab Entrances	1460		50,000				
	Nondwelling Structures	1470		10,000				
HA-WIDE	Management Improvements							
	Office Equipment & Computers	1475		5,000	-0-	-0-	-0-	
	Purchase Software	1408		2,000	-0-	-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: HARRISON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P01650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Summer Youth Programs	1408		25,000	-0-	-0-	-0-	
	Additional Police Patrols	1408		30,000	-0-	-0-	-0-	
	State Mandated Board Training	1408		3,000	-0-	-0-	-0-	
	Administration	1410		30,000	-0-	-0-	-0-	
	Fees & Costs	1430		25,000	-0-	-0-	-0-	
	GRAND TOTAL			727,564	-0-	350,000	-0-	

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

PHA Name: HARRISON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ39P01650107 Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ016-01							
Ranges & Refrigerators	12/31/07			12/31/08			
Rehab Entrances	6/30/08			12/31/08			
Building 1 Site Improvements	12/31/07			12/31/08			
NJ016-02							
Ranges, Refrigerators & Air Conditioners	6/30/08			12/31/08			
Purchase Maintenance Equip.	6/30/08			12/31/08			
Rehab Entrances	6/30/08			12/31/08			
Nondwelling Structures	6/30/08			12/31/08			
HA-WIDE							
Office Equipment & Computers	6/30/08			12/31/08			
Purchase Software	6/30/08			12/31/08			
Summer Youth Prog.	6/30/08			12/31/08			

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

PHA Name: HARRISON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NJ39P01650107 Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Police Patrols	6/30/08			12/31/08			
Training	6/30/08			12/31/08			
Administration	6/30/08			12/31/08			
Fees & Costs	6/30/08			12/31/08			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name HARISON HOUSING AUTHORITY				<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 7	
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: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011	FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
PHA-WIDE		160,000	160,000	160,000	160,000
NJ16-01		498,564	527,564	507,564	360,000
HARRISON GARDENS					
NJ16-02		69,000	40,000	60,000	207,564
KINGSLAND COURT					
CFP Funds Listed for 5-year planning		727,564	727,564	727,564	727,564
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: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA-wide	Office Equip.	10,000	PHA-wide	Office Equip.	10,000
Annual		Computer System Up-grade	10,000		Computer System Up-grade	10,000
Statement		Training	15,000		Training	15,000
		Nondwelling Equip	10,000		Non-dwelling equipment	10,000
		Administration	30,000		Administration	30,000
		Police Patrols	30,000		Police Patrols	30,000
		Summer Youth Programs	25,000		Summer Youth Programs	25,000
		Fees & Costs	30,000		Fees & Costs	30,000
	NJ016-1	Replace Kitchens	386,564	NJ016-1	Window Replace	187,564
	Harrison Gardens	Dwelling Equip.	20,000	Harrison Gardens	Install Air Cond.	300,000
		Site Improve.	40,000		Site Improve.	20,000
		Non-dwelling structures	52,000		Non-dwelling structures	20,000
	NJ016-02	Site Improve.	20,000	NJ016-02	Dwelling Equip.	20,000
	Kingsland Court	Replace Kitchens	49,000	Kingsland Court	Site Improve.	20,000
Total CFP Estimated Cost			727,564			727,564

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

Activities for Year : 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-wide	Office Equipment	10,000	PHA-wide	Office Equipment	10,000
	Computer System Up-grade	10,000		Computer System Up-grade	10,000
	Training	15,000		Training	15,000
	Non-dwelling equipment	10,000		Non-dwelling equipment	10,000
	Administration	30,000		Administration	30,000
	Police Patrols	30,000		Police Patrols	30,000
	Summer Youth Programs	25,000		Summer Youth Programs	25,000
	Fees & Costs	30,000		Fees & Costs	30,000
NJ016-01	Landscaping	20,000	NJ016-1	Site Improvement	20,000
Harrison Gardens	Dwelling Equip.	20,000	Harrison Gardens	Dwelling Equip.	20,000
	Non-dwelling Structures	20,000		Non-dwelling Structures	20,000
	Repave Fire Lane	20,000		Brick Point/Clng	150,000
	Replace Playground Matting	50,000		Replace Concrete Walkways as Required	35,000
	Replace Windows	297,564		Install Electronic Gates	20,000
	Up-Grade Emerg. Hall Lights	20,000		Repair Storm Drains	25,000
	Rep fire lane fence	30,000		Rep/Repaint Soffits	35,000

	Protective Lighting	30,000		Rep/Repaint Foundation walls	35,000
NJ016-02	Dwelling Equip.	20,000	NJ016-02	Dwelling Equip.	20,000
Kingsland Court	Landscaping	20,000	Kingsland Court	Site Improvement	20,000
	Non-dwelling Structures	20,000		Non-dwelling Structures	20,000
				Re-paving	40,000
				Replace Concrete Walkways as Required	15,000
				Install Decorative Yard Barriers	10,000
				Repair Storm Drains	15,000
				Rep/Repaint Foundation walls	15,000
				Brick Point/Clng	37,564
				Rep/Repaint Soffits	15,000
Total CFP Estimated Cost		727,564			727,564