

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

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# PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012

Annual Plan for Fiscal Year 2008

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

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of Bergen County

**PHA Number:** NJ 067

**PHA Fiscal Year Beginning:** April 2008

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units:                  Number of S8 units:                  Number of public housing units:  
 Number of S8 units:

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

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

**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: **Should funding become available.**
  - Reduce public housing vacancies: **We will continue our goal of five (5) days for unit turnaround.**
  - Leverage private or other public funds to create additional housing opportunities: **Agency representatives continue to meet with interested developers and local leaders and entities in an effort to explore the possible creation of new housing opportunities for low/moderate income households.**
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) 84%
  - Improve voucher management: (SEMAP score) 96%

Increase customer satisfaction: **A resident survey is conducted annually. Results of the survey are reviewed by management and resident suggestions/recommendations are taken into consideration when policies are revised and when planning for upcoming budget items.**

Concentrate on efforts to improve specific management functions:  
Public housing finance – **we continue to monitor closely in an effort to reduce the turnaround time to reduce vacancy loss.**

Renovate or modernize public housing units:  
**Renovations of kitchen cabinets, floors, as needed;  
Improvements to emergency pull cord systems, as needed;  
Replacement of waste lines, as needed;  
Improvement to intercom system, as needed.**

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)

**Through Portability we allow eligible households to maximize their housing choices.**

### **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:

**Applicant targeting as well as working/training preferences are utilized for tenant selection.**

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:

**Closed circuit television system has been upgraded at all of our senior/disabled and family public housing developments.**

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)  
**Both populations are eligible to reside in any of our Public Housing developments.**
- 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:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - 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:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**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.

**The Housing Authority of Bergen County will continue its efforts to manage and encourage the development and construction of affordable housing and to promote economic self-sufficiency for the residents of Authority owned and/or managed developments and for clients who are participants of the Housing Choice Voucher Program. The Housing Authority of Bergen County will also continue to work with municipalities and other public and private entities with the objective of furthering air affordable housing opportunities for those in need, whether through development or through the offer of administrative assistance.**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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**Attachments**

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

**Required Attachments:**

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

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial 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 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 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input checked="" 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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

## 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	13879	5	5	3	3	3	3
Income >30% but <=50% of AMI	6329	4	5	3	3	2	3
Income >50% but <80% of AMI	1379	3	4	3	3	2	3
Elderly	28273	3	3	3	5	2	3
Families with Disabilities	1710	3	5	3	5	2	3
Race/Ethnicity	*						
Race/Ethnicity	*						
Race/Ethnicity	*						
Race/Ethnicity	*						

\* INFORMATION NOT AVAILABLE

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:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3293		
Extremely low income <=30% AMI	2540	73.84	
Very low income (>30% but <=50% AMI)	574	20.36	
Low income (>50% but <80% AMI)	153	5.06	
Families with children	845	48.04	
Elderly families	1917	58.2	
Families with Disabilities	623	19.	
Race/ethnicity White	1860	56.	
Race/ethnicity Black/African American	461	13.9	
Race/ethnicity American Indian/Alaskan	18	.005	
Race/ethnicity Asian	885	26.8	
Race/ethnicity Hawaiian/Pacific	35	.01	
Multi Racial	35	.01	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2449	74.4	
2 BR	3	.0009	
3 BR	842	25.2	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1198**		
Extremely low income <=30% AMI	877	73.96	
Very low income (>30% but <=50% AMI)	303	25.29	
Low income (>50% but <80% AMI)	8	.67	
Families with children	631	52.67	
Elderly families	241	20.12	

<b>Housing Needs of Families on the Waiting List</b>			
Families with Disabilities	262	21.87	
Race/ethnicity White	678	56.59	
Race/ethnicity Black/African American	443	36.98	
Race/ethnicity American Indian/Alaskan	6	.50	
Race/ethnicity Asian	25	2.09	
Race/ethnicity Hawaiian/Pacific	35	2.09	
Multi Racial	11	.92	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p><b>**Waiting list closed on November 9, 2007. Applications continue to be reviewed and eligible applicants will be placed on the waiting list. We estimate that approximately 6000 eligible applicants will be placed on the list.</b></p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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</p> <p><b>Residents of federally declared disaster areas will be permitted to apply for the Section 8 Housing Choice Voucher program, regardless of whether the list is open or not. Eligible applicants will receive preference over other waiting list applicants and may be issued a housing choice voucher, provided funding is available.</b></p>			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

#### **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)

**The Authority has sought and continues to seek out public/private partnerships in an effort to develop new affordable housing opportunities.**

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	963,224	
b) Public Housing Capital Fund	701,345	
c) HOPE VI Revitalization	n/a	
d) HOPE VI Demolition	n/a	
e) Annual Contributions for Section 8 Tenant-Based Assistance	350,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	n/a	
g) Resident Opportunity and Self-Sufficiency Grants	n/a	
h) Community Development Block Grant	n/a	
i) HOME	n/a	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
	n/a	
<b>3. Public Housing Dwelling Rental Income</b>	1,548,320	
<b>4. Other income (list below)</b>		
<b>Interest</b>	43,280	
<b>Laundry, Tenant Charges</b>	22,500	
<b>4. Non-federal sources (list below)</b>		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>Total resources</b>	3,628,669	

### **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)  
**Approximately ten (10) families are reviewed each time a vacancy occurs. Those families not assisted will be assisted with upcoming vacancies.**

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)

**Preference in tenant selection is given to applicants who live or work in member communities of the Authority, then to applicants who live or work in non member communities of the Authority without a housing authority, then to applicants who live or work within the county, then all other applicants, in that order.**

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

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

**Applications may be obtained at the site office, however, completed applications must be returned to the PHA main administrative office.**

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?

None - n/a

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)

**Transfer requests are reviewed and recommended by the Property Manager. Request is then forwarded to the Assisted Housing Administrator for approval. If it is determined that the transfer is warranted, the resident will be required to pay the established transfer fee, as applicable.**

Other: (list below)

**Residents who initially accept an efficiency unit may request to be transferred to a one (1) bedroom unit, as available, after completing one (1) full year of tenancy in the efficiency unit.**

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)

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. 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)

**Rules and regulations of the development are incorporated into each lease agreement are provided to each resident and are posted at each development.**

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:

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:

**An extension may be provided if the prospective participant can verify that the unit search was not successful due to factors beyond the control of the prospective participant, such as hospitalization and an insufficient number of affordable rental units in our jurisdiction.**

**(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)

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 3  Working families and those unable to work because of age or disability
- 4  Veterans and veterans’ families
- 2  Residents who live and/or work in your jurisdiction
- 3  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
- 3  Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)

**Mailing of notices to relevant groups**

**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:

**The following are examples which may allow a tenant to be eligible for an exception and have the minimum rent reduced:**

- **The family has lost eligibility for or is awaiting an eligibility determination for a federal, state or local assistance program (Except for welfare sanctions due to non compliance for the work requirement); or**
- **The family would be evicted as a result of the imposition of the minimum rent; or**
- **The income of the family has decreased due to a change in circumstances, including loss of employment; or**
- **A death in the family; or**
- **Other circumstances determined by the Housing Authority on a case by case basis.**

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)
- 95<sup>th</sup> 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)

**If the household is requesting a change from an income based rent to a flat rent or if the household is requesting rent to be changed back to an income based rent.**

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)

**Flat rents are calculated at the current Fair Market Rent published for the Section 8 Housing Choice Voucher Program.**

## **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)

**The following are examples which may allow a tenant to be eligible for an exception and have the minimum rent reduced:**

- \* **The family has lost eligibility for or is awaiting an eligibility determination for a federal, state or local assistance program (Except for welfare sanctions due to non compliance for the work requirement); or**
- \* **The family would be evicted as a result of the imposition of the minimum rent; or**
- \* **The income of the family has decreased due to a change in circumstances, including loss of employment; or**
- \* **A death in the family; or**
- \* **Other circumstances determined by the Housing Authority on a case by case basis**

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

**Our jurisdiction is divided into three geographic zones. Each zone has a Property Manager, Administrative Assistant & Maintenance staff, as well as a Field Manager for the overall supervision.**

## 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	504	45
Section 8 Vouchers	3586	240
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	

## 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)

**The day-to-day activities are supervised by the Field Manager with a staff that includes an Assistant Field Manager, three Property Managers with Administrative Assistants, three Maintenance Field Assistants, nine Building Superintendents (live-in at large sites), and thirteen Maintenance Assistants.**

**All requests for repairs are submitted to the respective zone Management Office, during normal working hours. Work orders are generated and assigned to appropriate staff for completion. Residents are not charged for repairs caused by normal wear and tear. Requests for emergency repairs are to be reported immediately to the Management Office, during**

regular hours. Requests for emergency repairs after normal working hours and on weekends and holidays are reported to an answering service and dispatched to the appropriate maintenance personnel.

A schedule of extermination has been established for each development. Each apartment is treated on a monthly basis. The Management reserves the right to enter each apartment with the exterminator to perform the extermination services.

(2) Section 8 Management: (list below)

The day-to-day activities are supervised by an Assisted Housing Administrator with a staff that includes an Assisted Housing Supervisor, a Quality Assurance Specialist, a Senior Assisted Housing Specialist, fourteen twelve Assisted Housing Specialists, three Field Representatives, a part-time Field Representative and a part-time Fraud Investigator, a Tenant Service Coordinator, a Senior Marketing/Eligibility Specialist, a Marketing/Eligibility Specialist, an Eligibility Specialist and two Eligibility Clerks. Staff from other areas of the Authority will assist with the program as necessary. The program will be administered in compliance with the Housing Choice Voucher Handbook.

The department currently administers 3586 vouchers, 75 tenant based vouchers and conducts initial and annual certifications for all assisted housing clients.

## **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)  
**Development management office**

**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)

-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
  - 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:

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.)

<b>Demolition/Disposition Activity Description</b>
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: 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  
 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.

<b>Designation of Public Housing Activity Description</b>
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: (DD/MM/YY)
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)

- Part of the development
- Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
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 202 are being satisfied by means other

than conversion (select one)

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

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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:	
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.)

**\*\* Section 8 Tenant Based Homeownership program may be implemented, subject to available funding.**

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA 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? **01/01/00**

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**

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	11	12-01-07

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

**Although a minimum is no longer required, as new vouchers are issued, voucher holders are informed regarding the benefits of this program.**

**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)

**Our developments are not effected generally by violent and/or drug-related crime.**

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). **N/A**

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

**Survey of police departments responsible for safety at our developments.**

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

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

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

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

**Installation of CCTV at all sites and work with police departments, as appropriate.**

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

**C. Coordination between PHA and the police**

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

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

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

**D. Additional information as required by PHDEP/PHDEP Plan N/A**

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

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**SEE ATTACHED PET POLICY**

## **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. SEE ATTACHED.**

## **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? **N/A**  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? **N/A**  
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)  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
 Other: (list below)

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

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

#### 3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)  
 Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe)
  
- b. Eligible candidates: (select one)  
 Any recipient of PHA assistance  
 Any head of household receiving PHA assistance  
 Any adult recipient of PHA assistance  
 Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

### **C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: Bergen County

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

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

### **D. Other Information Required by HUD**

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

Annual Statement /  
Performance and Evaluation Report  
Part I: Summary  
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp.3/31/2002)

PHA/IHA Name HOUSING AUTHORITY OF BERGEN COUNTY	Comprehensive Grant Number NJ 39 P 06750107	FFY of Grant Approval 2007 CAPITAL FUND (YEAR 8)
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Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement/Revision Number\_1\_  Performance and Evaluation Report for Program Year Ending\_  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvement 1/	0			
4	1410 Administration	1,104	70,134	0	0
5	1411 Audit	900	900	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	39,000	39,000	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	30,000	30,000	0	0
10	1460 Dwelling Structures	145,000	110,000	0	0
11	1465.1 Dwelling Equipment -- Nonexpendable	279,507	281,311	0	0
12	1470 Nondwelling Structures	40,000	40,000	0	0
13	1475 Nondwelling Equipment	130,000	130,000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0		
18	1498 Mod use for Development				
19	1502 Contingwncy (may not exceed 8% of line 16)	0	0		
20	<b>Amount of Annual Grant (Sum of lines 2-15)</b>	665,511	701,345	0	0
21	Amount of line 19 Related to LBP Activities	N/A			
22	Amount of line 19 Related to Section 504 Compliance	N/A			
23	Amount of line 19 Related to Security	N/A			
24	Amount of line 19 Related to Energy Conservation Measures	N/A			

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

Signature of Executive Director and Date X JACK R. D'AMBROSIO JR., ESQ. DECEMBER 19, 2007	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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1. To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2. To be completed for the Performance and Evaluation Report.

Page 1 of 6

form HUD-52837 (9/98)

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report  
 Part II: Supporting Pages  
 Comprehensive Grant Program (CGP)

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing  
 2007 CAPITAL FUND (YEAR 8)

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide Activities								
NJ 39	<u>DWELLING STRUCTURE</u>							
P067-002/	WATER HEATER	1460	1	10,000	10,000			
BOILING SPRINGS	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	KITCHEN CABINETS FOR HANDICAP UNITS	1465.1	10	25,000	25,000			
	BATHROOMS RENOVATIONS		5	5,000	5,000			
	ZONELINES		5	5,000	5,000			
	CARPETING-APTS		10	10,000	10,000			
	<u>NON DWELLING STRUCTURES</u>							
	SPRINKLER SYSTEM	1470	1	20,000	20,000			
	<u>NON DWELLING EQUIPMENT</u>							
	CARPETING-COMMON AREAS	1475	1	10,000	10,000			
	IMPROVE INTERCOM/PA SYSTEM		1	10,000	10,000			
	IMPROVE ALARM/PULLCORD SYSTEM		1	10,000	10,000			
	TOTAL NJ39 P067-002			<u>\$105,000</u>	<u>\$105,000</u>	<u>\$0</u>	<u>\$0</u>	
NJ 39	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
P067-004/	CARPETING	1465.1	10	10,000	10,000			
HIGHLAND VIEW APTS.	BATHROOMS RENOVATIONS		10	20,000	20,000			
	<u>NON DWELLING STRUCTURES</u>							
	LAUNDRY ROOM HEATING	1470	1	10,000	10,000			
	<u>DWELLING STRUCTURE</u>							
	BOILER	1460	1	20,000	20,000			
	<u>NON DWELLING EQUIPMENT</u>							
	IMPROVE INTERCOM/PA SYSTEM	1475	1	10,000	10,000			
	IMPROVE ALARM/PULLCORD SYSTEM		1	10,000	10,000			
	REPLACE WASTE LINES		1	20,000	20,000			
	TOTAL NJ39 P067-004			<u>\$100,000</u>	<u>\$100,000</u>	<u>\$0</u>	<u>\$0</u>	

Signature of Executive Director and Date

JACK R. D'AMBROSIO JR., ESQ.

12/19/07

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

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

**Annual Statement/Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
2007 CAPITAL FUND (YEAR 8)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39 P067-005/ RAMSEY & MAHWAH	<u>SITE IMPROVEMENTS</u>							
	SIDEWALK/PARKING LOT	1450	1	20,000	20,000			
	<u>DWELLING STRUCTURE</u>							
	WATER HEATER/BOILER	1460	1	15,000	15,000			
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	KITCHEN/BATH RENOVATIONS	1465.1	10	20,000	20,000			
	LINOLEUM/FLOORING		15	10,000	10,000			
REPLACE PIPES WITH COPPER		1	15,000	15,000				
				<u>\$80,000</u>	<u>\$80,000</u>	<u>\$0</u>	<u>\$0</u>	
NJ 39 P067-006/ CARUCCI APTS.	<u>DWELLING STRUCTURES</u>							
	BOILER	1460	1	15,000	15,000			
	CAULK EXTERIOR WINDOWS		1	35,000	0			
	<u>NON DWELLING STRUCTURES</u>							
	CARPETING	1470	1	10,000	10,000			
	<u>NON DWELLING EQUIPMENT</u>							
	IMPROVE INTERCOM/PA SYSTEM	1475	1	10,000	10,000			
	IMPROVE ALARM/PULLCORD SYSTEM		1	10,000	10,000			
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	BATHROOMS RENOVATIONS	1465.1	15	30,000	30,000			
	KITCHENS		10	10,000	10,000			
TOTAL NJ39 P067-006				<u>\$120,000</u>	<u>\$85,000</u>	<u>\$0</u>	<u>\$0</u>	

Signature of Executive Director and Date

JACK R. D'AMBROSIO JR., ESQ.

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

12/19/07

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

2. To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Part II: Supporting Pages  
 Comprehensive Grant Program (CGP)

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing  
 2007 CAPITAL FUND (YEAR 8)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39 P067-007/ MAHWAH	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u> REPLACE PIPES WITH COPPER LINOLEUM/FLOORING DECKS KITCHEN/BATH RENOVATIONS	1465.1	1 1 10 20	20,000 10,000 15,951 25,000	20,000 10,000 17,755 25,000			
	<u>DWELLING STRUCTURES</u> BOILERS <u>SITE IMPROVEMENTS</u> SIDEWALK/PARKING LOT	1460 1450	10 1	10,000 10,000	10,000 10,000			
	TOTAL NJ39 P067-005			<u>\$90,951</u>	<u>\$92,755</u>	<u>\$0</u>	<u>\$0</u>	
NJ 39 P067-008 DAVID F. ROCHE APTS.	<u>DWELLING STRUCTURES</u> BOILER	1460	1	40,000	40,000			
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u> BATHROOMS RENOVATIONS KITCHEN RENOVATIONS CARPETING <u>NON DWELLING EQUIPMENT</u> IMPROVE INTERCOM/PA SYSTEM IMPROVE ALARM/PULLCORD SYSTEM	1465.1 1475	15 10 15 1 1	18,556 15,000 15,000 20,000 20,000	18,556 15,000 15,000 20,000 20,000			
	TOTAL NJ39 P067-008			<u>\$128,556</u>	<u>\$128,556</u>	<u>\$0</u>	<u>\$0</u>	

Signature of Executive Director and Date

JACK R. D'AMBROSIO JR., ESQ.

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

12/19/07

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

2. To be completed for the Performance and Evaluation Report.

**Annual Statement/Performance and Evaluation Report**  
**Part II: Supporting Pages**  
**Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
2007 CAPITAL FUND (YEAR 8)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE ADMINISTRATION	SUNDRY MANAGEMENT FEES	1410		1,104 0	134 70,000			
	AUDIT COST FOR CGP	1411	*	900	900			
FEES & COSTS	A)A & E	1430	*	39,000	39,000	0		
	<b>SUB TOTAL</b>			<b>\$41,004</b>	<b>\$110,034</b>	<b>\$0</b>	<b>\$0</b>	
	<b>GRAND TOTAL</b>			<b>\$665,511</b>	<b>\$701,345</b>	<b>\$0</b>	<b>\$0</b>	

Signature of Executive Director and Date

JACK R. D'AMBROSIO JR., ESQ.

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

12/19/07

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

2. To be completed for the Performance and Evaluation Report.

**Annual Statement /  
Performance and Evaluation Report  
Part III: Implementation Schedule  
Capital Fund Program**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
2007 CAPITAL FUND (YEAR 8)**

OMB Approval No. 2577-0157 (Exp.7/31/98)

Development Number / Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NJ39P067002 BOILING SPRING GARDENS	09/12/09			09/12/11			
NJ39P067004 HIGHLAND VIEW APARTMENTS	09/12/09			09/12/11			
NJ39P067006 CARCUCCI APARTMENTS	09/12/09			09/12/11			
NJ39P067008 DAVID F. ROCHE APARTMENTS	09/12/09			09/12/11			
NJ39P067005&7 MAHWAH/ RAMSEY	09/12/09			09/12/11			
MANAGEMENT IMPROVEMENTS	09/12/09			09/12/11			

Signature of Executive Director and Date  
X 12/19/2007  
JACK R. D'AMBROSIO JR.

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

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

(2) To be completed for the Performance Evaluation Report.



19314	17899
0	0
0	0

14455	1720
-------	------

92878	
31925	29125
48265	48265
0	0
21819	7778

228656	104787
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Annual Statement/Performance and Evaluation Report  
 Part II: Supporting Pages  
 Comprehensive Grant Program (CGP)

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing  
 2006 CAPITAL FUND (YEAR 7)

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide Activities								
NJ 39	<u>DWELLING STRUCTURE</u>							
P067-002/	WATER HEATER	1460	1	10,000	10,000			
	ELEVATOR CABIN			20,000	0			
BOILING	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
SPRINGS	KITHCHEN CABINETS FOR	1465.1	20	25,000	0			
	HANDICAP UNITS							
	BATHROOMS RENOVATIONS		20	45,000	0			
	ZONELINES/ELECTRIC		10	5,000	5,000	8,790	8,790	
	CARPETING-APTS		15	10,000	10,000			
	<u>NON DWELLING STRUCTURES</u>							
	SPRINKLER SYSTEM	1470	1	20,000	10,000			
	<u>NON DWELLING EQUIPMENT</u>							
	CARPETING-COMMON AREAS	1475	1	10,000	0			
	IMPROVE INTERCOM/PA SYSTEM		1	10,000	0			
	IMPROVE ALARM/CCTV SYSTEM		1	10,000	70,500	70,462		
	<u>SITE IMPROVEMENTS</u>							
	RETAINING WALL	1450			45,000	41,450	41,450	
	TOTAL NJ39 P067-002			<u>\$165,000</u>	<u>\$150,500</u>	<u>\$120,702</u>	<u>\$50,240</u>	
NJ 39	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
P067-004/	CARPETING	1465.1		10,000	10,000			
HIGHLAND	BATHROOMS RENOVATIONS		25	40,000	0			
VIEW APTS.	<u>NON DWELLING STRUCTURES</u>							
	MAGNETIC DOOR LOCKS	1470	1	10,000	5,000	3,700	3,700	
	<u>DWELLING STRUCTURE</u>							
	BOILER/HOT WATER TANKS	1460	1	20,000	50,000	94,700	2,391	
	ELEVATOR CABIN			20,000	0			
	<u>NON DWELLING EQUIPMENT</u>							
	IMPROVE INTERCOM/PA SYSTEM	1475	1	10,000	10,000			
	IMPROVE ALARM/CCTV SYSTEM		1	10,000	40,316	40,316		
	REPLACE WASTE LINES		1	20,000	0			
	TOTAL NJ39 P067-004			<u>\$140,000</u>	<u>\$115,316</u>	<u>\$138,716</u>	<u>\$6,091</u>	

Signature of Executive Director and Date

JACK R. D'AMBROSIO JR., ESQ.

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

12/19/07

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**Annual Statement/Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
2006 CAPITAL FUND (YEAR 7)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39 P067-005/ RAMSEY & MAHWAH	<u>SITE IMPROVEMENTS</u>							
	SIDEWALK/PARKING LOT	1450	1	20,000	0			
	<u>DWELLING STRUCTURE</u>							
	WATER HEATER/BOILER	1460	1	15,000	10,000			
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	KITCHEN/BATH RENOVATIONS	1465.1	12	20,000	5,000			
NJ 39 P067-006/ CARUCCI APTS.	LINOLEUM/FLOORING		15	10,000	5,000			
	REPLACE PIPES WITH COPPER		1	15,000	0			
				<u>\$80,000</u>	<u>\$20,000</u>	<u>\$0</u>	<u>\$0</u>	
	<u>DWELLING STRUCTURES</u>							
	BOILER	1460	1	15,000	15,000			
	CAULK EXTERIOR WINDOWS			20,000	10,000			
	ELEVATOR CABIN			25,000	0			
	<u>NON DWELLING STRUCTURES</u>							
	CARPETING	1470	1	10,000	5,000			
	<u>NON DWELLING EQUIPMENT</u>							
IMPROVE CCTV SYSTEM	1475	1	10,000	46,217	46,217			
IMPROVE ALARM/PULLCORD SYSTEM		1	10,000	10,000				
<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>								
BATHROOMS RENOVATIONS/VANITIES	1465.1	89	30,000	35,000	34,690	32,710		
KITCHENS		10	10,000	10,000				
TOTAL NJ39 P067-006				<u>\$130,000</u>	<u>\$131,217</u>	<u>\$80,907</u>	<u>\$32,710</u>	

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Annual Statement/Performance and Evaluation Report  
 Part II: Supporting Pages  
 Comprehensive Grant Program (CGP)

U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing  
 2006 CAPITAL FUND (YEAR 7)

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide Activities								
NJ 39	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
P067-007/	REPLACE PIPES WITH COPPER	1465.1	1	20,000	5,000			
	LINOLEUM/FLOORING		1	10,000	10,000			
MAHWAH	DECK		10	15,951	9,491			
	KITHCHEN/BATH RENOVATIONS		20	25,000	5,000			
	<u>DWELLING STRUCTURES</u>							
	BOILER	1460	10	10,000	10,000			
	<u>SITE IMPROVEMENTS</u>							
	SIDEWALK/PARKING LOT	1450	1	10,000	10,000			
	<u>NON DWELLING EQUIPMENT</u>							
	IMPROVE CCTV SYSTEM	1475			19,121			
	TOTAL NJ39 P067-005			<u>\$90,951</u>	<u>\$68,612</u>	<u>\$0</u>	<u>\$0</u>	
	<u>SITE IMPROVEMENTS</u>							
	SNOW APRON	1450			20,000	19,640	19,640	
NJ 39	<u>DWELLING STRUCTURES</u>							
P067-008	ELEVATOR CABIN	1460	1	30,000	0			
DAVID F.	BOILER/HOT WATER TANKS		1	10,000	37,450	37,450	37,450	
ROCHE	<u>NON DWELLING STRUCTURES</u>							
APTS.	FRONT ENTRANCE SEWER LINE	1470			20,879	20,879		
	LAUNDRY ROOM DOOR				3,495	3,495	3,495	
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	BATHROOMS RENOVATIONS	1465.1	3	8,907	13,240			
	KITCHEN RENOVATIONS			15,000	15,000			
	CARPETING			15,000	11,505			
	<u>NON DWELLING EQUIPMENT</u>							
	IMPROVE INTERCOM/PA SYSTEM	1475	1	20,000	5,000			
	IMPROVE ALARM/CCTV		1	20,000	67,600	67,566		
	TOTAL NJ39 P067-008			<u>\$118,907</u>	<u>\$194,169</u>	<u>\$149,030</u>	<u>\$60,585</u>	
Signature of Executive Director and Date		JACK R. D'AMBROSIO JR., ESQ.		Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
				12/19/07				

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

**Annual Statement/Performance and Evaluation Report**  
**Part II: Supporting Pages**  
**Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
2006 CAPITAL FUND (YEAR 7)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE ADMINISTRATION	SUNDRY	1410.19		1,104	1,104			
	AUDIT COST FOR CGP	1411	*	900	1,900	1,900	1,900	
FEES & COSTS	A)A & E	1430	*	39,000	39,000	19,323	19,323	
	<b>SUB TOTAL</b>			<b>\$41,004</b>	<b>\$42,004</b>	<b>\$21,223</b>	<b>\$21,223</b>	
	<b>GRAND TOTAL</b>			<b>\$765,862</b>	<b>\$721,818</b>	<b>\$510,578</b>	<b>\$170,849</b>	

Signature of Executive Director and Date

JACK R. D'AMBROSIO JR., ESQ.

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

12/19/07

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**Annual Statement /  
Performance and Evaluation Report**  
Part III: Implementation Schedule  
Capital Fund Program

**U.S. Department of Housing  
and Urban Development**  
**Office of Public and Indian Housing**  
**2006 CAPITAL FUND (YEAR 7)**

OMB Approval No. 2577-0157 (Exp.7/31/98)

Development Number / Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
HA-Wide Activities							
NJ39P067002 BOILING SPRING GARDENS	9/16/08			9/16/10			
NJ39P067004 HIGHLAND VIEW APARTMENTS	9/16/08			9/16/10			
NJ39P067006 CARCUCCI APARTMENTS	9/16/08			9/16/10			
NJ39P067008 DAVID F. ROCHE APARTMENTS	9/16/08			9/16/10			
NJ39P067005&7 MAHWAH/ RAMSEY	9/16/08			9/16/10			
MANAGEMENT IMPROVEMENTS	9/16/08			9/16/10			
Signature of Executive Director and Date X 12/19/2007 JACK R. D'AMBROSIO JR.				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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

**Five-Year Action Plan**

Part I: Summary  
 Comprehensive Grant Program (CGP)  
 2007 Capital Fund (Year 8)

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

PHA/IHA Name: HOUSING AUTHORITY OF BERGEN COUNTY  
 Locality: (City/County & State) 25 ROCKWOOD PLACE, SECOND FLOOR ENGLEWOOD, NEW JERSEY 07631  
 Original  
 Revision No: 1

A. Development Number/Name	Work Statement for Year 1 FFY:	Work Statement for Year 2 FFY: 2008	Work Statement for Year 3 FFY: 2009	Work Statement for Year 4 FFY: 2010	Work Statement for Year 5 FFY: 2011
NJ39 PO67-002/BOILING SPRINGS	See Annual Statement	50,000	79,000	107,000	144,000
NJ39 PO67-004/HIGHLAND VIEW APARTMENTS		130,000	117,000	92,000	110,000
NJ39 PO67-005/RAMSEY/MAHWAH		57,000	40,000	50,000	35,000
NJ39 PO67-006/CARUCCI APARTMENTS		97,000	90,000	75,000	30,000
NJ39 PO67-007/MAHWAH		30,000	83,000	65,000	67,000
NJ39 PO67-008/DAVID F. ROCHE APARTMENTS		85,000	40,000	60,000	63,000
B. Physical Improvements Subtotal		449,000	449,000	449,000	449,000
C. Management Improvements		140,269	140,269	140,269	140,269
D. PHA-Wide Nondwelling Structures & Equipment					
E. Administration		73,076	73,076	73,076	73,076
F. Other A & E	39,000	39,000	39,000	39,000	
G. Operations					
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CGP Funds					
L. Total Non-CGP Funds					
M. Grand Total	701,345	701,345	701,345	701,345	

Signature of Executive Director: \_\_\_\_\_ Date: 12/19/07  
 X Jack R. D'Ambrosio, Jr.

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





**Five-Year Action Plan**  
 Part II: Supporting Pages  
 Physical Needs Work Statement(S)  
 Comprehensive Grant Program (CGP)  
 2008 Capital Fund (Year 8)

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

Year 1	Work Statement for Year <u>  2  </u>			Work Statement for Year <u>  3  </u>		
FFY:	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
	-NONE-			-NONE-		
See						
Annual						
Statement						
	Subtotal of Estimated Cost		0			0

Year 1	Work Statement for Year <u>4</u>			Work Statement for Year <u>5</u>		
	FFY: <u>2011</u>			FFY: <u>2012</u>		
FFY:	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See	<a href="#">NJ39 PO67-002/BOILING SPRGS GARDEN</a>			<a href="#">NJ39 PO67-002/BOILING SPRGS GARDEN</a>		
	CARPETING	5	10,000	CARPETING	10	20,000
Annual	ZONELINES	20%	15,000	ZONELINES	20%	20,000
	REPLACE WASTE LINES	5%	15,000	REPLACE WASTE LINES	5%	25,000
	REPLACE POTABLE WATER LINES	25%	22,000	REPLACE POTABLE WATER LINES	25%	25,000
	BASEBOARD HEAT-CONVERT TO GAS	5%	35,000	BASEBOARD HEAT-CONVERT TO GAS	5%	29,000
Statement	BATHROOM RENOVATIONS	4	10,000	BATHROOM RENOVATIONS	12	25,000
	<a href="#">NJ39 PO67-004/HIGHLAND VIEW APTS</a>			<a href="#">NJ39 PO67-004/HIGHLAND VIEW APTS</a>		
	REPLACE POTABLE WATER LINES	17%	25,000	REPLACE POTABLE WATER LINES	17%	35,000
	CONVERSION FROM ELECTRIC TO GAS HOT WATER	5	22,000	CONVERSION FROM ELECTRIC TO GAS HOT WATER	20%	25,000
	CARPETING-APARTMENTS	8	15,000	CARPETING-APARTMENTS	12	25,000
	WATER INFILTRATION	15%	10,000	BATHROOM RENOVATIONS	12	25,000
	BATHROOM RENOVATIONS	8	20,000			
	<a href="#">NJ39 PO67-005/RAMSEY/MAHWAH</a>			<a href="#">NJ39 PO67-005/RAMSEY/MAHWAH</a>		
	BATHROOM RENOVATIONS	6	15,000	LINOLEUM/FLOORING	10	10,000
	SITE WORK	25%	35,000	KITCHEN CABINETS	2	5,000
			BATHROOM CABINETS	5	10,000	
			WATER HEATERS	5	10,000	
			<a href="#">NJ39 PO67-006/CARUCCI APTS</a>			
			KITCHEN	5	10,000	
			CARPETING	5	10,000	
			BATHROOM(PLUMBING,FLOOR,FIXTURES,ELECTRIC)	5	10,000	
			<a href="#">NJ39 PO67-007/MAHWAH</a>			
			WATER HEATER	5	5,000	
			DECK	10	22,000	
			BATHROOM CABINETS	10	20,000	
			KITCHEN CABINETS	10	20,000	
			<a href="#">NJ39 PO67-008/DAVID F. ROCHE APTS.</a>			
			BATHROOM RENOVATIONS	2	5,000	
			A/C BEDROOMS	10	10,000	
			CARPETING	5	20,000	
			KITCHEN CABINETS	14	28,000	
			449,000			449,000

Year 1	Work Statement for Year __4__ FFY: 2010			Work Statement for Year __5__ FFY: 2011		
FFY:	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	-NONE-			-NONE-		
			0			0

**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp.3/31/2002)

PHA/IHA Name HOUSING AUTHORITY OF BERGEN COUNTY	Comprehensive Grant Number NJ 39 P 06750108	FFY of Grant Approval 2008 CAPITAL FUND (YEAR 9)
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Original Annual Statement    Reserve for Disasters/Emergencies    Revised Annual Statement/Revision Number\_1\_    Performance and Evaluation Report for Program Year Ending\_  
( ) Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds	0			
2	1406 Operations (May not exceed 20% of line 19) ed 20% of line 19)	140,269			
3	1408 Management Improvement 1/	0			
4	1410 Administration	71,876		0	0
5	1411 Audit	1,200		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	39,000		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	15,000		0	0
10	1460 Dwelling Structures	69,000		0	0
11	1461.1 Dwelling Equipment -- Nonexpendable	225,000		0	0
12	1470 Nondwelling Structures	20,000		0	0
13	1475 Nondwelling Equipment	120,000		0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0		
18	1498 Mod use for Development				
19	1502 Contingwncy (may not exceed 8% of line 16)	0	0		
20	<b>Amount of Annual Grant (Sum of lines 2-15)</b>	701,345	0	0	0
21	Amount of line 19 Related to LBP Activities	N/A			
22	Amount of line 19 Related to Section 504 Compliance	N/A			
23	Amount of line 19 Related to Security	N/A			
24	Amount of line 19 Related to Energy Conservation Measures	N/A			

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

Signature of Executive Director and Date X DECEMBER 19, 2007	JACK R. D'AMBROSIO JR., ESQ.	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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Page \_\_1\_\_ of \_\_6\_\_

form HUD-52837 (9/98)   ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report**  
**Part II: Supporting Pages**  
**Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development**  
**Office of Public and Indian Housing**  
**2008 CAPITAL FUND (YEAR 9)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39 P067-002/  BOILING SPRINGS	<u>DWELLING STRUCTURE</u>							
	WATER HEATER	1460	1	14,000				
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	KITCHEN CABINETS FOR HANDICAP UNITS	1465.1	3	6,000				
	BATHROOMS RENOVATIONS		3	6,000				
	ZONELINES		5	5,000				
	CARPETING-APTS		4	12,000				
	<u>NON DWELLING STRUCTURES</u>							
	SPRINKLER SYSTEM	1470	1	5,000				
	<u>NON DWELLING EQUIPMENT</u>							
	CARPETING-COMMON AREAS	1475	1	10,000				
	IMPROVE INTERCOM/PA SYSTEM		1	10,000				
IMPROVE ALARM/PULLCORD SYSTEM		1	10,000					
	<b>TOTAL NJ39 P067-002</b>			<b>\$ 78,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
NJ 39 P067-004/ HIGHLAND VIEW APTS.	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>							
	CARPETING/VCT	1465.1	10	40,000				
	BATHROOMS RENOVATIONS		5	10,000				
	<u>NON DWELLING STRUCTURES</u>							
	LAUNDRY ROOM HEATING	1470	1	5,000				
	<u>DWELLING STRUCTURE</u>							
	BOILER	1460	1	5,000				
	<u>NON DWELLING EQUIPMENT</u>							
	IMPROVE INTERCOM/PA SYSTEM	1475	1	10,000				
	IMPROVE ALARM/PULLCORD SYSTEM		1	10,000				
REPLACE WASTE LINES		1	10,000					
	<b>TOTAL NJ39 P067-004</b>			<b>\$ 90,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

Signature of Executive Director and Date

JACK R. D'AMBROSIO JR., ESQ.

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

12/19/2007

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**Annual Statement/Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
2008 CAPITAL FUND (YEAR 9)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)				
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)					
NJ 39 P067-005/ RAMSEY & MAHWAH	<u>SITE IMPROVEMENTS</u>	1450	1	5,000								
	SIDEWALK/PARKING LOT											
	<u>DWELLING STRUCTURE</u>	1460	1	5,000								
	WATER HEATER/BOILER											
	<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>											
	KITCHEN/BATH RENOVATIONS	1465.1	5	10,000								
	LINOLEUM/FLOORING		5	10,000								
	REPLACE PIPES WITH COPPER		1	10,000								
				\$ 40,000					\$0	\$0	\$0	
	NJ 39 P067-006/ CARUCCI APTS.	<u>DWELLING STRUCTURES</u>	1460	1	15000							
BOILER												
<u>NON DWELLING STRUCTURES</u>												
CARPETING		1470	5	10000								
<u>NON DWELLING EQUIPMENT</u>												
IMPROVE INTERCOM/PA SYSTEM		1475	1	10000								
IMPROVE ALARM/PULLCORD SYSTEM			1	10000								
<u>DWELLING EQUIPMENT - NON EXPENDABLE</u>												
BATHROOMS RENOVATIONS		1465.1	10	20000								
KITCHENS			5	10000								
TOTAL NJ39 P067-006			\$ 75,000	\$0	\$0	\$0						

Signature of Executive Director and Date JACK R. D'AMBROSIO JR., ESQ. 12/19/2007

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

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

**Annual Statement/Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
2008 CAPITAL FUND (YEAR 9)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NJ 39 P067-007/  MAHWAH	<b><u>DWELLING EQUIPMENT - NON EXPENDABLE</u></b>							
	REPLACE PIPES WITH COPPER	1465.1	1	10,000				
	LINOLEUM/FLOORING		1	10,000				
	DECKS		10	10,000				
	KITCHEN/BATH RENOVATIONS		5	10,000				
	<b><u>DWELLING STRUCTURES</u></b>							
	BOILERS	1460	10	10,000				
	<b><u>SITE IMPROVEMENTS</u></b>							
	SIDEWALK/PARKING LOT	1450	5	10,000				
	<b><u>NON DWELLING EQUIPMENT</u></b>	1475						
CCTV		1	20,000					
<b>TOTAL NJ39 P067-005</b>				<b>\$ 80,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
NJ 39 P067-008 DAVID F. ROCHE APTS.	<b><u>DWELLING STRUCTURES</u></b>							
	BOILER	1460	1	20,000				
	<b><u>DWELLING EQUIPMENT - NON EXPENDABLE</u></b>							
	BATHROOMS RENOVATIONS	1465.1	10	20,000				
	KITCHEN RENOVATIONS		5	10,000				
	CARPETING		8	16,000				
	<b><u>NON DWELLING EQUIPMENT</u></b>							
	IMPROVE INTERCOM/PA SYSTEM	1475	1	10,000				
	IMPROVE ALARM/PULLCORD SYSTEM		1	10,000				
	<b>TOTAL NJ39 P067-008</b>				<b>\$ 86,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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**Annual Statement/Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
2008 CAPITAL FUND (YEAR 9)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>OPERATIONS</b>	<b>1406</b>		<b>140,269</b>				
<b>PHA WIDE ADMINISTRATION</b>	<b>SUNDRY MANAGEMENT FEES</b>	<b>1410</b>		<b>1,876</b>				
				<b>70,000</b>				
	<b>AUDIT COST FOR CGP</b>	<b>1411</b>	*	<b>1,200</b>				
<b>FEES &amp; COSTS</b>	<b>A)A &amp; E</b>	<b>1430</b>	*	<b>39,000</b>	<b>0</b>	<b>0</b>		
	<b>SUB TOTAL</b>			<b>\$ 252,345</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
	<b>GRAND TOTAL</b>			<b>\$ 701,345</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

Signature of Executive Director and Date

JACK R. D'AMBROSIO JR., ESQ.  
12/19/2007

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

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**Annual Statement /  
Performance and Evaluation Report**  
Part III: Implementation Schedule  
Capitol Fund Program

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
2008 CAPITAL FUND (YEAR 9)**

OMB Approval No. 2577-0157 (Exp.7/31/98)

Development Number / Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
HA-Wide Activities							
NJ39P067002 BOILING SPRING GARDENS	9/19/10			9/19/12			
NJ39P067004 HIGHLAND VIEW APARTMENTS	9/19/10			9/19/12			
NJ39P067006 CARCUCCI APARTMENTS	9/19/10			9/19/12			
NJ39P067008 DAVID F. ROCHE APARTMENTS	9/19/10			9/19/12			
NJ39P067005&7 MAHWAH/ RAMSEY	9/19/10			9/19/12			
MANAGEMENT IMPROVEMENTS	9/19/10			9/19/12			
Signature of Executive Director and Date X 12/19/2007 JACK R. D'AMBROSIO JR.				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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

(2) To be completed for the Performance Evaluation Report.